

107
SEND TAX NO. TO:

(Name) Edward C. Lachut
2613 Royal Court
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) CORRETTI & NEWSOM

(Address) 1804 7th Avenue North, Birmingham, AL 35203

Form 1-17 Rev. 5/82
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED THIRTY ONE THOUSAND NINE HUNDRED THIRTY FIVE AND NO/100
(\$131,935.00) DOLLARS

to the undersigned grantor, Jones Quality Construction, Inc. a corporation,
herein referred to as GRANTOR, in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Edward C. Lachut and wife, Janice P. Lachut
herein referred to as GRANTEEES as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County,
Alabama, to-wit:

lot 10, according to a Resurvey of Lots 6, 7, 10, 11 and 12 of Royal Oaks Fourth Sector
Unit II, as recorded in Map Book 10, Page 72, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1987.
2. 50 foot building set back line from Royal Court as shown on recorded map of said subdivision.
3. 10 foot utility easement over the South side of said lot as shown on recorded map of said subdivision.
4. Easement to Alabama Power Company and South Central Bell, as recorded in Real Volume 064, Page 986, in the Probate Office of Shelby County, Alabama.
5. Easement to South Central Bell, as recorded in Real Volume 066, Page 477, in said Probate Office.
6. Title to all minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 124, Page 738, in said Probate Office.

\$105,500.00 of the purchase price recited above was paid from the proceeds of a purchase
money mortgage closed simultaneously with delivery of this deed.

BOOK 869
PAGE 148

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 SEP -2 AM 7:58
John A. Bowdery
JUDGE OF PROBATE

1. Deed Tax \$ 26 50
2. Mtg. Tax _____
3. Recording Fee 2 50
4. Indexing Fee 1 00
TOTAL 30.00

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August 19 87

ATTEST:

Secretary

Jones Quality Construction, Inc.

By Eric R. Jones, President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned authority
State, hereby certify that

whose name as President of Jones Quality Construction, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

28th

day of

August

19 87

John S. Brumley