

SEND TAX NOTICE TO:
Rene V. Ramirez
3013 Cross Grove Lane
Pelham, AL 35124

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty One Thousand and 00/100-----Dollars

to the undersigned grantor, B-Mar Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Rene V. Ramirez and Charlotte C. Ramirez

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 70, according to the survey of Little Ridge Estates, as recorded
in Map Book 9, page 174 A & B in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements, restrictions, mineral and mining
rights and rights of way of record.

\$108,900.00 of the purchase price was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 OCT -2 PM 2:41

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 12.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 16.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James M. Crouch
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of September 1987

ATTEST:

B-Mar Builders, Inc.

By James M. Crouch
James M. Crouch President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that James M. Crouch
whose name as President of B-Mar Builders, 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 25th day of September

1987

[Signature]
Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1989