

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED & 00/100--- (\$112,500.00) DOLLARS to the undersigned grantor, Nelson Builders, Inc. a corporation, (herein referred to as the 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 Theresa W. Harris, a single individual (herein referred to as GRANTEEES) 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:

Lot 52, 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; being situated in Shelby County, Alabama.

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Book 165 PAGE 967
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$101,250.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 2012 Little Ridge Circle, Birmingham, Alabama 35243

TO HAVE AND TO HOLD to the said GRANTEEES 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 contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, Wayne Nelson, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of December, 1987.

Nelson Builders, Inc.
By: Wayne Nelson
Wayne Nelson, President 1. Deed Tax 11.50
2. Mtg Tax 2.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.00

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

Thomas A. Johnson, Jr.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN 5 AM 9:46

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Wayne Nelson whose name as the President of Nelson 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 29th day of December, 1987

Notary Public