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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. John Evans Bryan
(Address) 1860 County Road #95
Helena, Alabama 35080

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 SIXTY THOUSAND AND NO/100 (\$160,000.00) DOLLARS**

to the undersigned grantor, **ROBERT S. GRANT CONST., 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

JOHN EVANS BRYAN and wife, SANDRA PATTON BRYAN

(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 1, according to the survey of Dearing Downs, 8th Addition, as recorded in Map Book 10 page 42 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

100 foot recommended building line and 40 foot building line as shown by recorded map.

30 foot Pipeline easement through lot and 35 foot utility easement through rear as shown by recorded map.

Restrictions as recorded in Real 92 page 953 and Real 99 page 659 in the Probate Office of Shelby County, Alabama.

Transmission Line Permit as recorded in Volume 52, page 10 and Volume 52 page 193 in the Probate Office of Shelby County, Alabama.

Easement for plantation pipeline as recorded in Volume 112 page 277, Volume 112, page 362, Volume 112, page 586 and agreement as recorded in Real 102 page 510 in the Probate Office of Shelby County, Alabama.

Easement for J. Harris Development as recorded in Volume 299 page 358 in the Probate Office of Shelby County, Alabama.

Sewer easement as recorded in Volume 301 page 709 in Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto as recorded in Real 65 page 353 in the Probate Office of Shelby County, Alabama.

\$103,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The Grantor herein, Robert S. Grant Const., Inc., was formerly known as Oakton Companies, Inc. and is one and the same corporation. The Articles of Amendment changing the name of the corporation is recorded at Book 035 page 452 in the Probate Office of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the said GRANTOR, by it **President,**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of March 19 88

ATTEST:

Secretary

STATE OF ALABAMA
I CERTIFY THE
INSTRUMENT WAS

88 MAR 24 AM 9:05

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

ROBERT S. GRANT CONST., INC

By

[Signature]

President - Robert Stephens Grant

Deed tax 57.00
Rec. 2.50
Sub. 1.00
60.50

I, the undersigned **Robert Stephens Grant** a Notary Public is and for said County in said State, hereby certify that **Robert Stephens Grant** whose name as **President of Robert S. Grant Const., 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 is 18th day of March 1988

1/25/90

My Commission Expires

[Signature]
Notary Public