

This instrument was prepared by

(Name) William H. Halbrooks
(Address) Suite 704, Independence Plaza
Birmingham, Alabama 35209

Send tax Notice: Michael F. McGinnis
2452 Easter Circle
Birmingham Alabama 35242

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 Fifty Five Thousand Dollars and no/100

to the undersigned grantor, M. Byrom Corp. 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

Michael F. McGinnis and Karon C. McGinnis

(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 to wit:

Lot 2, according to the survey of Altadena Woods, Fourth Sector,
as recorded in Map Book 10, Page 62, in the Office of the Judge of
Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to taxes, easements and restriction of record.

65,000.00 of the purchase price recited above was paid from
loan closed simultaneously herewith.

1. Debt Tax \$ 86.50
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 90.00

88 SEP 12 AM 11:17
JUDGE OF PROBATE
SAFE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED

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 con-
tingent remainder and right of reversion. 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August 1988

ATTEST:

M. Byrom Corp.

By Marty Byrom - Pres
Marty Byrom President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Marty Byrom a Notary Public in and for said County in said
State, hereby certify that
whose name as its President of M. Byrom Corp.
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

August 1988
Wm H Halbrooks
Notary Public