

1486

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAYHOMWOOD, ALABAMA 35209

Send Tax Notice To:

Charles N. Hoit

125 Stevens Hill Circle

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty nine thousand nine hundred & No/100 (139,900.00)

to the undersigned grantor, Smyer Building Corporation 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

Charles N. Hoit & Leta L. Hoit

(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 43, according to the Amended Plat, Brookhaven, Sector III, as recorded in Map Book
 11 page 118 in the Probate Office of Shelby County, Alabama; being situated in Shelby
 County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1988.

Subject to restrictions, building lines, rights-of-way, easements and agreement with
 Alabama Power Company of record.

BOOK 205 PAGE 520

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILED

88 SEP 21 AM 10:50

Thomas A. Shaw, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 28.002. Mtg. Tax 3. Recording Fee 2.504. Indexing Fee 1.00TOTAL 31.50

\$111,900.00 of the purchase price was paid from the proceeds of a mortgage loan
 closed simultaneously herewith.

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, Sid Smyer
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of September 1988

ATTEST:

Smyer Building Corporation

By

Secretary

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Larry L. Halcomb

State, hereby certify that
 whose name as

Sid Smyer

President of

Smyer Building Corporation

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 19th day of September 19 88

Larry L. Halcomb

Notary Public