

This instrument was prepared by
LARRY L. HALCOMB

Send Tax Notice To:

Magnus Hook

129 Stevens Hill Circle

Birmingham, Alabama 35244

(Name) **ATTORNEY AT LAW**

8512 OLD MONTGOMERY HIGHWAY

(Address) **HOMEWOOD, ALABAMA 35208**

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

101
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy seven thousand eight hundred & No/100 (177,800.00)

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

Magnus Hook & Agneta Hook

(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:**

See Attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1989.

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

Subject to riparian rights as to Acton Creek.

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\$ 162,200.00 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 28th day of October 19 88

ATTEST:

Smyer Building Corporation

By

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb**

a Notary Public in and for said County in said

State, hereby certify that **Sid Smyer**
whose name as 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,

Given under my hand and official seal, this the 28th day of October

19 88

Larry L. Halcomb

Notary Public

EXHIBIT "A"

Lot 44 according to the survey of amended map of Brookhaven Sector 3 as recorded in Map Book 11 page 118 in the Probate Office of Shelby County, Alabama.

Also part of Lot 45 Easement rights only more particularly described as follows:

Commence at the most northerly corner of Lot 45; thence run Southwesterly along the northwesterly line of Lot 45 a distance of 35.00 feet to the point of beginning; thence turn 13 degrees 02' 46" right and run southwesterly a distance of 238.25 feet to a point on the southwesterly line of Lot 45; thence turn 71 degrees 14' 36" right and run northwesterly along the southwesterly line of Lot 45 a distance of 51.69 feet to the most westerly corner of Lot 45; thence turn 119 degrees 37' 37" right and run northeasterly along the northwesterly line of Lot 45 a distance of 259.40 feet.

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

88 NOV -2 AM 9:18

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

1. Dues	: 16.00
2. Reg. Fee	
3. Recording Fee	\$5.00
4. Indexing Fee	1.00
TOTAL	22.00