

This instrument was prepared by
This instrument was prepared by:
(Name) TIMOTHY A. MASSEY
(Address) One Medical Park Drive East
Birmingham, Alabama 35295



Jefferson Land Title Services Co., Inc.
315 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8838
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred thirty thousand and No/100-----
(\$130,000.00) 35,000.00 DOLLARS

to the undersigned grantor, Signature Construction, 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

BRADLEY D. SALVAGE and wife, PATTI HALLMARK SALVAGE

(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 31, according to the Survey of Sandpiper Trail Subdivision, Sector I, as
recorded in Map Book 12, page 43 in the Probate Office of Shelby County,
Alabama.

Subject to ad valorem taxes for tax year 1989 and subsequent years;
Subject to easements, restrictions, covenants and conditions of record, if any;

\$ 95,000.00 of the consideration shown above is being paid from proceeds of
a loan closed simultaneously with delivery of the within deed.

BOOK 216 PAGE 294

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -5 AM 11:21

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 35.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 38.50

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, Kenneth Estes
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of November 19 88.

SIGNATURE CONSTRUCTION, INC.

ATTEST:

By Kenneth Estes President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Kenneth Estes a Notary Public in and for said County in said
State, hereby certify that Signature Construction, Inc.
whose name as President of
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 18th day of November 19 88.

Form ALA-33

My Commission Expires: 5-1-92

Notary Public