

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

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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 THREE HUNDRED THIRTY EIGHT THOUSAND & 00/100---- (\$338,000.00) DOLLARS to the undersigned grantor, Derman Construction Co., Inc. a corporation, (herein referred to as the 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 John F. Simmons and wife, Marie K. Simmons (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

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Beginning at a point located as follows: From the NW corner of SE 1/4 of NE 1/4 of Section 29, Township 19 South Range 2 West, run East along the North line of said SE 1/4 of NE 1/4 for a distance of 355.8 feet to a point of beginning. At said point of beginning turn an angle to the right of 88 deg. 38 min. and run a distance of 328.66 feet; thence turn an angle to the left of 88 deg. 36 min. and run a distance 306.0; feet thence turn an angle to the left of 91 deg. 23 min 45 sec. and run a distance of 328.67 feet; thence turn an angle to the left of 91 deg. 22 min. 15 sec. and run a distance of 305.8 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$150,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 405 GG Choctaw Lane, Helena, Alabama 35080

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 contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Rodney B. Derman, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of November, 1988.

STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED  
88 DEC -8 PM 12: 20

Derman Construction Co., Inc.  
By: Rodney B. Derman  
Rodney B. Derman, President

1. Deed Tax \$ 188.00  
2. Mtg Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 191.50

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

Thomas A. Inoué, Jr.  
JUDGE OF PROBATE

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Rodney B. Derman whose name as the President of Derman Construction Co., 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 the 30th day of November, 1988

[Signature]  
Notary Public