

This instrument was prepared by

(Name) **LARRY L. HALCOMB**  
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**

**HOMWOOD CORPORATION** ~~WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR~~

**LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama**

STATE OF ALABAMA  
COUNTY OF SHELBY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Two hundred ten thousand eight hundred & No/100 (210,800.00)**

to the undersigned grantor, **T & T Quality Homes, 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

**T. Harold Hays, Jr. & Kelley Hays**

(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 Legal Description Exhibit "A".

Subject to taxes for 1989.

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

The grantor does not warrant title to minerals and mining rights.

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**\$ 168,600.00** 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, Joe Curtis Turpin, Jr.**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **21st** day of **December** 19 **88**

ATTEST:

**T & T Quality Homes, Inc.**

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 **Joe Curtis Turpin, Jr.**  
whose name as **President of T & T Quality Homes, 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 **21st** day of

**December** 19 **88**

  
**Larry L. Halcomb**

Notary Public

# EXHIBIT "A"

Lot 26, and a part of Lot 25, according to the Survey of Meadowridge as recorded in Map Book 11, on page 40 A&B, in the Office of the Judge of Probate, Shelby County, Alabama, begin more particularly described as follows: Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also along the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of 98 degrees 16 minutes 43 seconds and run in a Southwesterly direction along the Southeast line of said Lot 25 and also along the Northwest line of Lot 10, Windsor Estates as recorded in Map Book 9, Page 132 A&B, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of 84 degrees 45 minutes 05 seconds and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of 3 degrees 01 minutes 48 seconds and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and also along said Westminster Circle for a distance of 2.91 feet to the point of beginning.

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FILED IN BOOK 219  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 27 AM 9:01

*James P. [Signature]*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>42.00</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>48.00</u>