

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. Frank A. Woodson
 (Address) 9 South Forty Road
Alabaster, Alabama 35007

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 **SEVENTY-SIX THOUSAND NINE HUNDRED AND NO/100 (\$76,900.00) DOLLARS**

to the undersigned grantor, **KEYSTONE 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
FRANK A. WOODSON and wife, ROSALYN D. WOODSON

(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 9, according to the Survey of South Forty, as recorded in Map Book 11 page 102 in the
 Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Building setback line of 30 feet reserved from South Forty Road as shown by
 plat.

Public utility easements as shown by recorded plat, including a 10 foot on the Westerly side
 and a 7.5 foot on the Southerly side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 181 page
 882 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed
 Book 101 page 121 and Deed Book 129 page 40 in Probate Office.

Right of Way granted to South Central Bell by instrument recorded in Real 237 page 378 in
 Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 167 page 313 and
 corrected in Real 181 page 606 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and
 other rights, privileges and immunities relating thereto, including rights set out in Deed
 Book 76 page 81 and Deed Book 324 page 391 in Probate Office.

Subdivision is to provide for construction of single family residences only, as shown by
 recorded plat.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone
 formations, soil conditions or any other known or unknown surface or subsurface conditions
 that may now or hereafter exist or cause damage to subject property, as shown by instrument
 recorded in Map Book 11 page 102 in Probate Office of Shelby County, Alabama.

\$76,344.00 of the purchase price recited above was paid from 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 contingent
 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it **President,**
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of February 19 89

ATTEST:

1. Deed Tax \$ 1.002. Mtg Tax 3. Recording Fee 2.50Secretary 4. Indexing Fee 1.00TOTAL 4.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
 State, hereby certify that **David L. Crockett**
 whose name as **President of** **KEYSTONE 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 is 1st day of

February

19 89

KEYSTONE HOMES, INC.

STATE OF ALABAMA SHELBY COUNTY
 I CERTIFY THIS INSTRUMENT WAS FILED
 President, David L. Crockett

89 FEB -8 PM 4:28

JUDGE OF PROBATE

a Notary Public is and for said County in said