

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **2812 OLD MONTGOMERY HIGHWAY**

HOMEWOOD ESTATE FORM OF WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send Tax Notice To:

Levois Davis

2753 Drennen Circle

Birmingham, Alabama 35242

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One hundred ninety seven thousand five hundred & No/100 (197,500.00)**

to the undersigned grantor, **Cornerstone Building Company, 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

Levois Davis & Kathryn M. Davis

(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 57, according to the Survey of Meadowridge, as recorded in Map Book 11 page 40 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1989.

Subject to building line, easements, restrictions, transmission line permit, right-of-way and agreement with Alabama Power Company of record.

Subject to terms and conditions of recorded subdivision plat, including release of damages for sinkholes and other soil conditions.

BOOK 234 PAGE 301

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

89 APR 12 AM 11:22

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Docu Tax \$ 39.50
2. Mig Tax _____
3. Recording Fee 250
4. Indexing Fee 200
TOTAL 4400

\$ 158,000.00 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 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 its President, **Donald M. Acton**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of April 1989

ATTEST:

Cornerstone Building Company, Inc.

By *Donald M. Acton*
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb** a Notary Public in and for said County in said
State, hereby certify that **Donald M. Acton**
whose name as **President of Cornerstone Building Company, 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 7th day of April 19 89

Larry L. Halcomb
Notary Public