

SEND TAX NOTICE TO:
Michael H. Ragan
1584 Southpointe Drive
Bessemer, Alabama 35023

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Nine Thousand and no/100-----Dollars

to the undersigned grantor, Target Construction Company, Inc. a corporation,
(herein referred to as 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

Michael H. Ragan and Janice F. Ragan

(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 right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Southpointe, Third Sector, as recorded in Map
Book 12, Page 76,, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 119,000.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

BOOK 237 PAGE 284

1. Deed Tax \$ 40.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 44.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAY -4 PM 1:15
JUDGE OF PROBATE

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of April 19 89

ATTEST:

TARGET CONSTRUCTION COMPANY, INC.

By Robert F. Beachum, Jr. President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Robert F. Beachum, Jr. a Notary Public in and for said County in said
State, hereby certify that
whose name as President of Target Construction 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 28th day of April 19 89

William H. Halbrooks
Notary Public