

SEND TAX NOTICE TO:

(Name) David A. Fleming
(Address) 1303 Elm Circle
Alabaster, AL 35007

This instrument was prepared by

1439

(Name) J. Dan Taylor
(Address) 3021 Loma Rd., Suite 100, B'ham, AL 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --NINETY-FIVE THOUSAND AND NO/100'S (\$95,000.00) DOLLARS---

TOM LACEY CONSTRUCTION COMPANY, INC.

to the undersigned grantor, (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

a corporation,

DAVID A. FLEMING AND WIFE, THERESA L. FLEMING
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY, to-wit:

Lot 15, according to the Survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of ways of record.

\$85,000.00 of the purchase price recited above was paid from a Purchase Money mortgage simultaneously herewith.

BOOK 243 PAGE 732

I CERTIFY THIS INSTRUMENT WAS FILED

89 JUN 22 AM 9:59

Judge of Probate

1. Deed Tax \$ 10.00
2. Mtg. Tax 2.50
3. Recording Fee 2.00
4. Indexing Fee 2.00
TOTAL 14.50

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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 encumbrances, unless otherwise noted above, 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, Thomas D. Lacey who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of June 19 89

ATTEST:

TOM LACEY CONSTRUCTION COMPANY, INC.

By Thomas D. Lacey President
Thomas D. Lacey

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, J. Dan Taylor, a Notary Public in and for said County in said State, hereby certify that Thomas D. Lacey, President of Tom Lacey Construction Company, Inc., whose name as 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 14th

day of June 19 89

My Commission Expires: 8-25-90

J. Dan Taylor Notary Public