

This instrument was prepared by

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Send Tax Notice to:
Kenneth C. Sampsell
2748 Drennen Circle
Birmingham, AL 35242

(Name) Clayton T. Sweeney
2100 Southbridge Parkway
(Address) Birmingham, AL 35209

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 Two Hundred Twenty Thousand and no/100 Dollars

to the undersigned grantor, Spratlin & Edwards Construction Co., 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

Kenneth C. Sampsell and Marilyn G. Sampsell

(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

Lot 60, according to the Survey of Meadowridge, as recorded in Map Book 11,
page 40 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien but are not due and payable
until October 1, 1989.

Existing easements, restrictions, set-back lines, limitations, if any, of record.

\$198,000.00 of the consideration was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

249 MAY 143

22.00
2.50
3.00
27.50

1. Deed Tax \$ 22.00
2. Mtg. Tax
3. Record Fee 2.50
4. Indexing Fee 3.00
TOTAL 28.50

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, Neal F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July 1989
Spratlin & Edwards Construction Co., Inc.

ATTEST:

By Neal F. Spratlin
Neal F. Spratlin President

STATE OF Alabama }
COUNTY OF Jefferson }

89 AUG -2 AM 10:15

I, the undersigned
State, hereby certify that Neal F. Spratlin
whose name as President of Spratlin & Edwards Construction Co., 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 21st day of July 19 89

Cliff H. Hays
Notary Public
My Commission Expires May 29, 1991