

This instrument was prepared by

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

Send tax notice to:
Robert Wayne Newton
2500 Westminister Circle
Birmingham, AL 35243

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 Seventy Five Thousand Five Hundred and no/100 Dollars

to the undersigned grantor, R. H. Spratlin Builders, 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

Robert Wayne Newton and Jo Beth D. Newton

(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

See Exhibit "A" attached hereto and made a part hereof

\$140,000.00 of the consideration was paid from the proceeds of
a mortgage closed simultaneously herewith.

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35.50
5.00
3.00
43.50

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, Roger H. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July 19 89
R. H. Spratlin Builders, Inc.

ATTEST:

By Roger H. Spratlin President
Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Roger H. Spratlin,
whose name as President of R. H. Spratlin Builders, 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 21st day of July 19 89

My Commission Expires May 20, 1993

EXHIBIT "A"

Lot 25, Meadowridge, as recorded in Map Book 11, Page 40 A & B, in the Office of the Judge of Probate of Shelby County, Alabama, less and except the following described property:

Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also along the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of 98 deg. 16 min. 43 sec. and run in a Southwesterly direction along the Southeast line of said Lot 26 and also along the Northwest line of Lot 10, Windsor Estates, as recorded in Map Book 9, page 132 A & B, in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of 84 deg. 45 min. 05 sec. and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of 3 deg. 01 min. 48 sec. and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and also along said Westminster Circle for a distance of 2.91 feet to the point of beginning; being situated in 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.

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JUDGE OF PROBATE

1. Deed Tax	\$ 35.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
TOTAL	44.50