

This instrument was prepared by

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#129/8 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
Stewart Title of Birmingham, Inc.

Send tax notice: Derek V. Hagan
1037 Independence Court
Alabaster, Al. 35007

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-seven thousand and no/100 (\$87,000.00) Dollars

to the undersigned grantor, Tullis Construction, 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

Derek V. Hagan and Gwendolyn J. Hagan

(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 46, 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.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$ 88,050.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 252 PAGE 670

1. Deed Tax ~~NO TAX COLLECTED~~ 1.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 7.50

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William N. Tullis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11 day of August 19 89

ATTEST:

TULLIS CONSTRUCTION, INC.

STATE OF ALA. SHELBY CO.

CERTIFY THIS INSTRUMENT WAS FILED

By William N. Tullis Pres.

STATE OF Alabama
COUNTY OF Jefferson

89 AUG 23 AM 11:28

I, the undersigned
State, hereby certify that
whose name as

William N. Tullis
President of

a Notary Public in and for said County in said

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 11 day of August 1989

Notary Public