

This form furnished by:

12/ **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. and Mrs. Mark E. Newell
(Address) 713 Olde Towne Circle
Alabaster, Alabama 35007

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

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$94,500.00) DOLLARS

to the undersigned grantor, PROFESSIONAL HOMEBUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

MARK E. NEWELL and wife, ALLISON R. NEWELL

(herein referred to as GRANTEES) 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 18, according to the survey of Olde Towne Forest, Second Addition, as recorded
in Map Book 12 page 85 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from Olde Towne Circle as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement
thru the rear portion and on the North side of lot.

Transmission Line Permit to Alabama Power company as shown by instrument recorded in
Deed Book 134 page 209 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Deed Book 224 page 581 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$80,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 NOV -1 AM 9:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ 14.50
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 21.00

TO HAVE AND TO HOLD, To the said GRANTEES 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 GRANTEES,
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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of October 19 89 .

ATTEST:

Secretary

PROFESSIONAL HOMEBUILDERS, INC.
By Dennis Ellison
President - Dennis Ellison

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public is and for said County in said
State, hereby certify that Dennis Ellison
whose name as President of Professional Homebuilders, 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 is 27th day of October

1989

1/25/90