

This instrument was prepared by

1046

Send Tax Notice To:
William F. Lepp
6046 Woodvale Road
Helena, Alabama 35080

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty one thousand & No/100 (121,000.00)

to the undersigned grantor, **Mac San Builders, 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

William F. Lepp & Marilyn E. Lepp

(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 46, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and
22, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights, including release of damages, excepted.

Subject to taxes for 1990.

Subject to restrictions, rights-of-way, building lines, and easements of record.

Mac San Builders, Inc. and MacSan Builders, Inc. is one and the same company.

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1. Deed Tax -----	\$ 30.00
2. Mtg. Tax -----	\$ 0.00
3. Recording Fee -----	\$ 2.50
4. Notary Fee -----	\$ 3.00
5. Notary -----	\$ 0.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 36.50

\$ 91,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **R. S. McDanal**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January, 1990

ATTEST:

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

Mac San Builders, Inc.

By *RSM*
R. S. McDanal President

90 JAN 16 AM 8:47

STATE OF ALABAMA
COUNTY OF JEFFERSON

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, **Larry L. Halcomb**
State, hereby certify that **R. S. McDanal**
whose name as **President of Mac San 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 15th day of January 19 90

Larry L. Halcomb
Larry L. Halcomb Notary Public