

This instrument was prepared by

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

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Send Tax Notice To:  
Jeffrey G. Blodgett  
1679 South Pointe Drive  
Bessemer, Alabama 35023

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 ninety three thousand sixty eight & No/100 (193,068.00)

to the undersigned grantor, Byrne & Company 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

Jeffrey G. Blodgett & Lori G. Blodgett

(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 13, according to the Amended Map of Southpointe, Fourth Sector as recorded in Map Book 13, page 114 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to restrictions, building line, easements, and rights-of-way to Alabama Power Company of record.

The grantor does not warrant title to minerals and mining rights.

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\$154,400.00 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 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 its President, Paul M. Byrne, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January, 1990

ATTEST:

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

Byrne & Company Builders, Inc.

By Paul M. Byrne, Jr. President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

90 FEB -2 PM 1:19

I, Larry L. Halcomb, JUDGE OF PROBATE  
State, hereby certify that Paul M. Byrne, Jr.  
whose name as President of Byrne & Company Builders, Inc.

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 31st day of January, 1990

- 1. Deed Tax ----- \$ 39.00
- 2. Mtg. Tax ----- \$
- 3. Recording Fee ----- \$ 2.50
- 4. Indexing Fee ----- \$ 3.00
- 5. No Tax Fee ----- \$
- 6. Certified Fee ----- \$ 1.00

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1992