

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

570

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 ONE HUNDRED TEN THOUSAND & NO/100— (\$110,000.00) DOLLARS to the undersigned grantor, Dailey Construction Corp. a corporation, (herein referred to as the 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 Ronald A. Mitchell and wife, Cynthia K. Mitchell (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:

Lot 13, Block 12, according to the Survey of Broken Bow South, as recorded in Map Book 11, Page 82, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEEES' ADDRESS: 4845 Keith Drive, Birmingham, Alabama 35243

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 it 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, Hershel Dailey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 5th day of February, 1990.

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

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STATE OF ALABAMA JUDGE OF PROBATE
COUNTY OF SHELBY COUNTY

Dailey Construction Corp.
By: Hershel Dailey
Hershel Dailey, President

500
1. Deed Tax _____
2. Mtg. Tax _____
3. Recording Fee _____ 5.50
4. Indexing Fee _____ 3.00
5. No Tax Fee _____
6. Certified Fee _____ 1.00
Total _____ 11.50

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Hershel Dailey whose name as the President of Dailey Construction Corp., 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 5th day of February, 1990

Notary Public

My Commission Expires March 10, 1991