

This instrument was prepared by

198

Courtney H. Mason, Jr.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

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 NINE THOUSAND NINE HUNDRED & NO/100—  
(\$99,900.00) DOLLARS to the undersigned grantor, Roy Martin Construction, Inc. 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 R. Matthew Coulter and wife,  
Catherine C. Coulter (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 and right of reversion, the  
following described real estate, situated in Shelby County, Alabama:

Lot 20, according to the Survey of Harbor Towne, as recorded in Map Book 13,  
Page 74, in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

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

\$99,025.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 2303 Buckingham Place, Helena, Alabama 35080

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  
GRANTEES, 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, Roy L. Martin, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
28th day of February, 1990.

Roy Martin Construction, Inc.  
By: Roy L. Martin  
Roy L. Martin, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state,  
hereby certify that Roy L. Martin whose name as the President of Roy Martin  
Construction, 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 28th day of February, 1990

NO TAX COLLECTED

STATE OF ALA. SHELBY CO.  
My Commission Expires March 1991  
INSTRUMENT WAS FILED

90 MAR -5 AM 8:20

JUDGE OF PROBATE

Notary Public

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 7.00
6. Certified Fee	\$ 7.00
Total	\$ 7.50