

This instrument was prepared by

(Name) **JAMES R. MONCUS, JR., ATTORNEY**  
1318 ALFORD AVENUE, SUITE 102  
(Address) **BIRMINGHAM, ALABAMA 35226**

SEND TAX NOTICE TO:

**JOHN H. BECK**  
2225 VANESSA DRIVE  
BIRMINGHAM ALABAMA 35242

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF **JEFFERSON**

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS**  
(**\$176,500.00**)

to the undersigned grantor, **S G M CORPORATION** 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

**JOHN H. BECK AND LINDA K. ZANDER**

(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 25, ACCORDING TO THE SURVEY OF ALTADENA WOODS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.**

**\$140,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.**

BOOK 283 PAGE 417

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

90 MAR 22 AM 11:52

JUDGE OF PROBATE

1. Deed Tax	\$ 36.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 46.00

**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 its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **16TH** day of **MARCH** 19 **90**

**S G M CORPORATION**

ATTEST:

By

President

STATE OF **ALABAMA**  
COUNTY OF **JEFFERSON**

THE UNDERSIGNED

a Notary Public in and for said County in said

I, **GREG A. MESTLER**  
State, hereby certify that **GREG A. MESTLER**  
whose name as **President of S G M CORPORATION**  
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 **16TH** day of **MARCH**

19 **90**

Notary Public