

This instrument was prepared by

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 ONE HUNDRED SEVENTY TWO THOUSAND TWO HUNDRED & NO/100— (\$172,200.00) DOLLARS to the undersigned grantor, Wayne Dutton 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 Mark A. Graban and wife, Sue Graban (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:

80 Lot 43, according to Amended Map of Hickory Ridge Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

284 \$154,980.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK GRANTEEES' ADDRESS: 5028 Longleaf Lane, 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, Wayne Dutton, who is authorized to execute this conveyance, hereto set its signature and seal, this the 23rd day of March, 1990.

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

Wayne Dutton Construction, Inc.
By: Wayne Dutton
Wayne Dutton, President

90 MAR 26 AM 11:42

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

1. Deed Tax	\$ 17.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 26.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Wayne Dutton whose name as the President of Wayne Dutton 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 23rd day of March, 1990

My Commission Expires March 10, 1991

Notary Public