

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, Suite 100, Birmingham, A. 1. 35216

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 FORTY THOUSAND AND 00/100 (\$140,000.00)

to the undersigned grantor, M & M RESIDENTIAL CONSTRUCTION COMPANY, INC. a corporation, (herein referred to as 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

DAVID R. EMORY, and wife, ROZANNE EMORY

(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.

Lot 12, Second Sector, according to the Survey of Altedena Woods, Second and Fifth Sectors, as recorded in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

126,000.00

\$ 126,000.00 of the Purchase Price recited above was paid from a purchase money mortgage filed simultaneously herewith.

1. Deed Tax	\$ 14.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 0.00
Total	\$ 20.50

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 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of April 19 90

ATTEST:

STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED BY  
M & M RESIDENTIAL CONSTRUCTION COMPANY INC.  
MIKE ANASTASIA President

90 MAY 21 AM 9:05

STATE OF ALABAMA  
COUNTY OF JEFFERSON

JUDGE OF PROBATE

a Notary Public in and for said County in said

I, J. DAN TAYLOR  
State, hereby certify that  
whose name as MIKE ANASTASIA

a corporation, is signed to the foregoing conveyance, and who is known to me, and who has 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 27th day of April 19 90

J. DAN TAYLOR

Notary Public