

This instrument was prepared by

2245

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 FIFTY FIVE THOUSAND & NO/100— (\$155,000.00) DOLLARS to the undersigned grantor, Denman Construction Co., 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 Robert W. McGuffie and wife, Kathy C. McGuffie (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 15, Block 1, according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104 A&B, in the Probate Office of Shelby County Alabama.

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

\$138,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1925 Cahaba Crest Road, 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 Vice President, Rodney B. Denman, who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of May, 1990.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
90 MAY 31 PH 2:16

Denman Construction Co., Inc.
By: [Signature]
Rodney B. Denman, Vice President

[Signature]
JUDGE OF PROBATE
STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

1. Deed Tax	\$ 1700
2. Mtg. Tax	\$ 500
3. Recording Fee	\$ 300
4. Indexing Fee	\$ 300
5. V. Tax Fee	\$ 100
6. Certified Fee	\$ 100
Total	\$ 2800

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Rodney B. Denman whose name as the Vice President of Denman Construction Co., 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 25th day of May, 1990

[Signature]
Notary Public

BOOK 293 PAGE 841