

175  
Send tax notice to: J. Ross Alexander  
5203 Jameswood Circle  
Pelham, AL 35124

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Nine Thousand and no/100 (\$179,000.00)-----Dollars

to the undersigned grantor, Thomas Neill Construction Co., 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

J. Ross Alexander & Kathy L. Alexander

(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 Co., Alabama, to wit:

Lot 24, according to the Survey of Jameswood, Second Sector, as recorded in Map Book 11, page 108, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to taxes for 1990.

Subject to restrictions, easements, building lines and agreement with Alabama Power Co. of record.

Subject to covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 11 page 108 in Probate Office.

\$161,100.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

90 JUN -4 AM 11:11

Thomas A. Swanson, Jr.  
JUDGE OF PROBATE

1. Deed Tax - \$18.00  
2. Mtg. Tax - \$  
3. Recording Fee - \$ 2.50  
4. Indexing Fee - \$ 3.00  
5. W. Tax Fee - \$  
6. Certified Fee - \$ 1.00  
Total - \$24.50

BOOK 294 PAGE 227  
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, Thomas D. Neill  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May 1990

ATTEST:

Thomas Neill Construction Co., Inc.

By: Thomas D. Neill - Pres

President

STATE OF Alabama  
COUNTY OF Jefferson

I, Larry L. Halcomb  
State, hereby certify that Thomas D. Neill  
whose name as President of Thomas Neill 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of May

1990

Larry L. Halcomb

Notary Public