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SEND TAX NOTICE TO:

This instrument was prepared by

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

D. LANE SMITH
1557 SOUTHERN DRIVE
BIRMINGHAM AL 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 TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$102,750.00)

to the undersigned grantor, SGM 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

D. LANE SMITH AND KELLY W. SMITH

(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 23, ACCORDING TO THE SURVEY OF OAKRIDGE, 2ND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 50 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

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

\$100,582.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 294 PAGE 573

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

90 JUN -5 PM 3: 08

Thomas R. Snowling, Jr.
JUDGE OF PROBATE

| | |
|-------------------|---------|
| 1. Deed Tax | \$ 2.50 |
| 2. Mfg. Tax | 0.00 |
| 3. Recording Fee | 2.50 |
| 4. Notary Fee | 3.00 |
| 5. Ad Valorem Tax | 1.00 |
| 6. Certified Fee | 0.00 |
| Total | \$ 9.00 |

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 31ST day of MAY 19 90

ATTEST:

SGM CORPORATION

By *D. Lane Smith*
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED
State, hereby certify that GREG A. MESTLER
whose name as President of SGM 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31ST day of MAY 19 ()

[Signature]
Notary Public