

This instrument was prepared by:
 (Name) Brenda S. Howard
 (Address) 2105 Old Montgomery Hwy. #202
Pelham, AL 35124

Send Tax Notice to:
 (Name) R.D. Mallory
 (Address) Rt. 2 Box 372
Calera, AL 35040

1127

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R.D. Mallory and Brenda G. Mallory
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Custom Homes & Development, Inc.

(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 recorded map of Dogwood Forest, Second Phase, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO:
- (1) Taxes for the 1990 and subsequent years.
 - (2) Pipe line permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 327, in Probate Office.
 - (3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, in Probate Office.
 - (4) 10 foot utility easement over the East side of said lot as shown on recorded map of said subdivision.
 - (5) 75 foot building set back line from Chestnut Lane as shown on recorded map of said subdivision.

1. Deed Tax	\$.50
2.	
3.	2.50
4.	3.00
5.	
6.	1.00
Total	7.00

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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 15 day of June, 19 90

WITNESS

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

90 JUL 18 PM 2:44

(Seal)

(Seal)

(Seal) OF PROBATE

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, Brenda S. Howard, a Notary Public in and for said County, in said State, hereby certify that R.D. Mallory and Brenda G. Mallory whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of June A.D., 19 90

Brenda S. Howard

BOOK 301 PAGE 135