

This instrument was prepared by

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

Send Tax Notice To:  
Ray T. Saunders  
4770 Sandpiper Lane  
Hoover, Alabama 35244

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 fifteen thousand & No/100 (115,000.00)

to the undersigned grantor, Bryan Construction, Inc., 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

Ray T. Saunders & Cynthia E. Saunders

(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 55, according to the Map and Survey of Audubon Forest, First Addition, as recorded  
in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded in  
Book 182, Page 555.

Subject to restrictions appearing of record in Book 144, page 480, and as shown on recorded  
map.

Subject to title to all minerals within and underlying the premises, together with all  
mining rights and other rights, privileges, immunities and release of damages relating  
thereto as recorded in Deed Book 4, Page 553.

Subject to 35 foot building line from Sandpiper Lane; also a 10 foot easement along the  
rear lot line, as shown on the recorded map.

1	6.00
2	3.50
3	3.00
4	1.00
TOTAL	13.50

\$109,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

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 con-  
tingent 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 encum-  
brances,

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, Charles C. Bryan  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of August 1990

ATTEST:

Bryan Construction, Inc.

By Charles C. Bryan President

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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

90 AUG 16 AM 10:29

I,  
State, hereby certify that  
whose name as

Larry L. Halcomb  
Charles E. Bryan

JUDGE OF PROBATE  
President of Bryan Construction, 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 14th day of

August

19 90

Larry L. Halcomb

Notary Public