

This instrument was prepared by

MASON & FITZPATRICK, P.C.
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 SEVENTY FOUR THOUSAND FIVE HUNDRED & NO/100— (\$174,500.00) DOLLARS to the undersigned grantor, Denman Builders, 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 Frederick Murphy and wife, Eleanor B. Murphy (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 55, 2nd Sector according to the survey of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, page 54 A & B, in the Probate Office of Shelby County, Alabama and in Map Book 151, Page 25 A & B, in the Probate Office of Jefferson County, Alabama.

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

\$163,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2317 Altadena Crest Drive Hoover, 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 28th day of August, 1990.

1. Doc. Tax	\$ 11.00
2. Notary Fee	\$ 8.50
3. Recording Fee	\$ 3.00
4. State Fee	\$ 1.00
5. Local Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 25.50

Denman Builders Inc.
By: Rodney B. Denman
Rodney B. Denman, Vice President

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

90 SEP -5 AM 10:23

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

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 Builders, 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 28th day of August, 1990

Notary Public