

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

SEND TAX NOTICE TO:

Brenda Gravitt
P.O. Box 659
Helena AL 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$18,000.00) to the undersigned Grantor, DOGWOOD PROPERTIES, INC., a corporation, in hand paid by KENNETH L. GRAVITT and BRENDA K. GRAVITT, the receipt of which is hereby acknowledged, the said DOGWOOD PROPERTIES, INC., does by these presents, grant, bargain, sell and convey unto the said KENNETH L. GRAVITT and BRENDA K. GRAVITT, 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:

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 488.02'; thence turn an angle to the right of 109 deg. 46' 48" for a distance 232.71' to the Point of Beginning; thence continue along the last described course for a distance of 180.91'; thence turn an angle to the left of 67 deg. 58' 51" for a distance of 755.81' to a point on the westerly right-of-way of Chestnut Circle; thence turn an angle to the left of 83 deg. 38' 34" and run along said right-of-way for a distance of 168.70'; thence turn an angle to the left of 96 deg. 21' 14" for a distance of 842.32' to the Point of Beginning. Containing 3.08 acres, more or less.

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SUBJECT TO: (1) Taxes for 1990 and thereafter. (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 355, Page 136 in Probate Office. (3) Building set back line of 75 feet reserved from street as shown on survey of Karl Hager, dated December 7, 1989.

The entire consideration recited herein was derived from 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 contingent remainder and right of reversion.

And the said DOGWOOD PROPERTIES, INC., does for itself, its successors and assigns, covenant with the said KENNETH L. GRAVITT and BRENDA K. GRAVITT, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 KENNETH L. GRAVITT and BRENDA K. GRAVITT, their heirs, executors and assigns forever, against the lawful claims of all persons.

James F. Henderson

IN WITNESS WHEREOF, the said DOGWOOD PROPERTIES, INC., by John D. Baird, its President, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 18 day of September, 1990.

DOGWOOD PROPERTIES, INC.

BY:

John D. Baird
John D. Baird, Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, James F. Burford, III, a Notary Public, in and for said County in said State, hereby certify that John D. Baird, whose name as President of Dogwood Properties, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand this 18~~th~~ day of September, 1990.

James F. Burford, III
Notary Public

My Commission Expires: 8/16/91

EXHIBIT "A"

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Northwardly along the West line of said 1/4-1/4 for a distance of 488.02'; thence turn an angle to the right of 109 deg. 46' 48" for a distance 232.71' to the Point of Beginning; thence continue along the last described course for a distance of 180.91'; thence turn an angle to the left of 67 deg. 58' 51" for a distance of 755.81' to a point on the westerly right-of-way of Chestnut Circle; thence turn an angle to the left of 83 deg. 38' 34" and run along said right-of-way for a distance of 168.70'; thence turn an angle to the left of 96 deg. 21' 14" for a distance of 842.32' to the Point of Beginning. Containing 3.08 acres, more or less.

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

90 SEP 21 AM 11:18

[Signature]
JUDGE OF PROBATE

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NO TAX COLLECTED

1		\$	
2		\$	7.50
3		\$	5.00
4		\$	1.00
5		\$	1.00
6		\$	1.00
Total		\$	12.50