

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 EIGHTY ONE THOUSAND NINE HUNDRED & NO/100— (\$181,900.00) DOLLARS to the undersigned grantor, Robert S. Grant Construction, Inc. a corporation, (herein referred to as the 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 Edward J. Falvo and wife, Mary R. Falvo (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 41, of an Amended Map of Hickory Ridge, as recorded in Map Book 11, Page 79, in the Office of the Judge of Probate, Shelby County, Alabama. Less and Except the following described parcel of land; begin at the Northeast corner of Lot 40 and the Northwest corner of said Lot 41 of an Amended Map of Hickory Ridge as recorded in Map Book 11, Page 79, in the Office of the Judge of Probate, Shelby County, Alabama, said point being on the Southerly right of way of Stoney Brook Circle; thence run Southerly along the West line of said Lot 41 a distance of 148.29 feet; thence deflect left 176 deg. 20 min. 08 sec. and run Northeasterly a distance of 149.43 feet to a point on the Southerly right of way of said Stoney Brook Circle, said point being on a clockwise curve having a delta angle 10 deg. 00 min. and a radius of 55.0 feet; thence turn left 76 deg. 20 min. 08 sec. to tangent and run along the arc of said curve 9.60 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$145,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5020 LONGLEAF LANE, BIRMINGHAM, ALABAMA 35243

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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Robert S. Grant, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of November, 1990.

Robert S. Grant Construction, Inc.
By: 
Robert S. Grant, President

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert S. Grant, whose name as President of the Robert S. Grant 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 full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND THIS THE 30th day of November, 1990.


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/10/91

BOOK 320 PAGE 222

1. Dead Tax	36.50
2. Mtr. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. Not. Tax	0.00
6. Certified Fee	0.00
Total	40.50

90 DEC -3 AM 9:31

JUDGE OF PROBATE