

This instrument was prepared by

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

Send Tax Notice To:
Larry J. Parton
6019 Woodvale Court
Helena, Alabama 35080

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 twenty four thousand nine hundred & No/100 (124,900.00)

to the undersigned grantor, MacSan Builders, Inc. a corporation,
(herein referred to as 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

Larry J. Parton & Miriam C. Parton

(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 right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 19, according to the survey of Woodvale, as recorded in Map Book 12, pages 21 and 22,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1991.

Subject to restrictions as recorded in Volume 246, Page 931 in the Probate Office of
Shelby County, Alabama.

Subject to 10 foot easement on sides and rear of lot as shown by map recorded in the
Probate Office of Shelby County, Alabama.

Subject to 40 foot building line from Woodvale Road and Woodvale Court as shown by
map recorded in the Probate Office of Shelby County, Alabama.

Subject to 12 foot building line on each side of lot as shown by map recorded in the
Probate Office of Shelby County, Alabama.

Subject to restrictions as recorded in Volume 189, page 620 in the Probate Office of
Shelby County, Alabama.

Subject right of way granted to Shelby County as recorded in Volume 271, Page 726,
in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Colonial Pipeline Company as recorded in Volume
223, Page 431, in the Probate Office of Shelby County, Alabama.

Subject to right of way granted to Colonial Pipeline Company as recorded in Volume
268, Page 211, in the Probate Office of Shelby County, Alabama.

\$99,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. S. McDanal
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of December 19 90

ATTEST:

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

90 DEC 26 AM 9:38

STATE OF ALABAMA
COUNTY OF JEFFERSON

MacSan Builders, Inc.
By *RSM*

Deed Tax	25.00
Rec. Fee	2.50
Notary Fee	2.50
Total	30.00

a Notary Public in and for said County in said

I, Larry L. Halcomb,
State, hereby certify that R. S. McDanal
whose name as President of

MacSan 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 20th day of

December 19 90

Larry L. Halcomb

Notary Public