

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 North 19th Street, B'ham, AL 35234

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of -Seventy Six Thousand Nine Hundred and 00/100---(\$76,900.00)-DOLLARS

to the undersigned grantor, The Mitchell Company, an Alabama General Partnership 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

James Edward Duke and Wanda L. Duke

(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 43, of Block 2, of Bermuda Lake Estates, 2nd Sector, according to the amended Survey of Bermuda Lake Estates, 2nd Sector, as recorded in Map Book 10, page 88, in the Probate Office of Shelby County.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 66,900.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 10.00
2. Mfr. Tax	\$ 0.00
3. Recording Fee	\$ 3.50
4. Conveying Fee	\$ 3.00
5. Notary Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 16.50

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 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, Michael C. LeCorgne who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of January 19 91

THE MITCHELL COMPANY, AN ALABAMA GENERAL PARTNERSHIP, BY ARMAV DEVELOPMENT CORP.

ATTEST:

By Michael C. LeCorgne President

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