

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

786

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 TWO HUNDRED FORTY ONE THOUSAND FIVE HUNDRED & NO/100— (\$241,500.00) DOLLARS to the undersigned grantor, T & T Quality Homes, 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 Billy W. Ayers and wife, Dixie K. Ayers (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 350, according to the Survey of Brook Highland-an Eddleman Community, 7th Sector, as recorded in Map Book 13 Page 99 A&B, as recorded in the Probate Office of Shelby County, Alabama; 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.

\$175,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4124 Kinross Circle, Birmingham, Alabama 35242

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, Barry J. Turpin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 26th day of February, 1991.

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

91 FEB 28 AM 10:56

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

T & T Quality Homes, Inc.

By: Barry J. Turpin  
Barry J. Turpin, Vice President

1. Deed Tax	66.50
2. Mtg. Tax	0
3. Recording Fee	2.50
4. Indexing Fee	3.00
5. No Tax Fee	0
6. Certified Fco	1.00
Total	73.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Barry J. Turpin whose name as the Vice President of T & T Quality Homes, 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 26th day of February, 1991

Notary Public

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