

This instrument was prepared by

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

2045

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 TWENTY FOUR THOUSAND NINE HUNDRED & NO/100— (\$124,900.00) DOLLARS to the undersigned grantor, Ray Bailey Construction Company, 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 Peter K. Ransom and wife, Janice M. Ransom (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 15, according to the Survey of Indiancreek, Phase I, a residential subdivision as recorded in Map Book 14, Page 45 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.

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

GRANTEES' ADDRESS: 102 Indian Landing Road, Pelham, Alabama 35124

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 President, Ray Bailey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of March, 1991.

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

91 MAR 29 AM 9:48

Richard D. Mink  
JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

Ray Bailey Construction Company, Inc.

By: Ray Bailey  
Ray Bailey, President

1. Deed Tax	25.00
2. Mtg. Tax	3.50
3. Recording Fee	3.00
4. Indexing	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	36.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Ray Bailey whose name as the President of Ray Bailey Construction Company,, 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 22nd day of March, 1991

Richard D. Mink  
Notary Public

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/23/93