

1268  
THIS INSTRUMENT PREPARED BY:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

Russell K. Goodwin  
1541 Timber Drive  
Helena, AL 35210

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

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of  
Ninety Six Thousand One Hundred and No/100 (\$96,100.00) Dollars to  
the undersigned Grantor

**FOUR STAR HOMES, INC.**

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

**RUSSELL K. GOODWIN AND MARGUERITE B. GOODWIN**

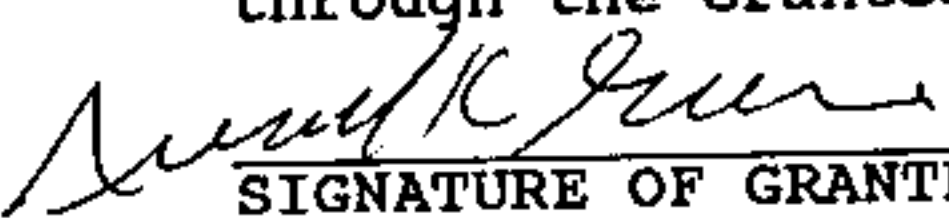
(herein referred to as Grantees) for and during their joint lives  
and upon the death of either of them, then to the survivor of them  
in fee simple, together with every contingent remainder and right  
of reversion, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

For legal description see **Exhibit "A"** attached  
hereto and incorporated herein by reference.

Subject to all easements, restrictions and  
rights-of-way of record.

\$97,900.00 of the above recited purchase price  
was paid from a mortgage loan closed  
simultaneously herewith.

By Grantees acceptance of this deed, Grantees hereby  
covenant and agree for themselves and their successors, assigns,  
licensees, lessees, employees and agents that Grantor shall not be  
liable for, and no action shall be asserted against Grantor for  
loss or damage on account of injuries to the property or to any  
buildings, improvements or structures now or hereafter located upon  
the property or on account of injuries to any owner, occupant, or  
other person in or upon the property, which are caused by, or arise  
as a result of, past or future soil and/or subsurface conditions,  
known or unknown, (including, without limitations, sinkholes,  
underground mines, and limestone formations) under or on the  
property or any other property now or hereafter owned by Grantor,  
whether contiguous or non-contiguous to the property. For purpose  
of this paragraph the terms Grantor shall mean and refer to (i) the  
partners, agents, and employees of Grantor; (ii) the officers,  
directors, employees and agents of Grantor, and partners thereof;  
(iii) any successors or assigns of Grantor; and (iv) any successors  
and assigns of Grantors interest in the property. This covenant  
and agreement shall run with the land conveyed hereby as against  
Grantees, and all persons, firms, trusts, partnerships, and limited  
partnerships, corporations, or other entities holding under or  
through the Grantees.

  
SIGNATURE OF GRANTEE

  
SIGNATURE OF GRANTEE

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, who is authorized to execute this conveyance, has hereto set its signature and seal this the 3rd day of April, 1991.

FOUR STAR HOMES, INC.

By: Susan E. Bennett  
Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan E. Bennett, whose name as President of Four Star 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, she 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 3rd day of April, 1991.

[Signature]  
NOTARY PUBLIC

BOOK 338 PAGE 592

# EXHIBIT "A"

Lot 18, according to the Survey of Timber Park, Phase II, as recorded in Map Book 14 page 68 in the Probate Office of Shelby County, Alabama, and also a tract situated in part of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of said Lot 18 for a point of beginning; thence run North 00 deg. 30 min. 00 sec. East along the West line of said Lot 18 a distance of 110.00 feet to the Northwest corner of Lot 18; thence turn 90 deg. 00 min. 00 sec. left and run Westerly a distance of 4.0 feet; thence turn 90 deg. 00 min. 00 sec. left and run Southerly a distance of 110.00 feet; thence turn 90 deg. 00 min. 00 sec. left and run Easterly a distance of 4.00 feet to the point of beginning; being situated in Shelby County, Alabama.

BOOK 338 PAGE 593

NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 APR 17 PM 12:15

*[Signature]*  
JUDGE OF PROBATE

1. Deed Tax	2.00
2. Mtg. Tax	
3. Recording Fee	3.50
4. Indexing Fee	
5. Notary Fee	1.00
6. Certified Copy	
<b>Total</b>	<b>6.50</b>