

This instrument was prepared by

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

2882

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 NINETY SEVEN THOUSAND FIVE HUNDRED & NO/100— (\$97,500.00) DOLLARS to the undersigned grantor, Fontaine, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto David Lee Shaw and wife, Tammy W. Shaw (herein referred to as GRANTEE) 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 10, according to the Survey of Apache Ridge First Sector, recorded in Map Book 12, page 29, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$99,328.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 910 Falling Star Lane Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEE 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 GRANTEE, 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Michael A. Fontaine, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of May, 1991.

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

91 JUN 11 AM 9:53

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

Fontaine, Inc.
By: Michael A. Fontaine
Michael A. Fontaine

1. Deed Tax	_____	No tax paid
2. ...	_____	_____
3. ...	_____	_____
4. ...	_____	_____
5. ...	_____	_____
6. ...	_____	_____
7. ...	_____	_____
Total	_____	7.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Michael A. Fontaine whose name as the President of Fontaine, 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 30th day of May, 1991

Richard D. Mink
Notary Public

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