

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

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Send Tax Notice To:
Robert B. Melton
1006 Lake Point Lane
Birmingham, Alabama 35244

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety thousand and No/100 (190,000.00)

to the undersigned grantor, Mangrum Homes, Inc. a corporation,
(herein referred to as 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

Robert B. Melton and Carol Ann Melton

(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 right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 2017, according to the Survey of Riverchase Country Club Twentieth Addition Residential
Subdivision, as recorded in Map book 11 page 57 in the Office of the Judge of Probate
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1991.

Subject to building setback line of 25 feet reserved from Lake Point Lane and rear as shown
by plat.

Subject to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for
Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc..
Book 17, beginning at Page 550, and as amended in Real 286 page 582 and as shown by Map
Book 11 page 57 and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549
in Probate Office.

Subject to Agreement with Alabama Power Company as to underground cables recorded in Real
153 page 593 and covenants pertaining thereto recorded in Real 153 page 598 in Probate Office.

Subject to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens
for Riverchase (Residential) recorded in Real 190 page 35 and Articles of Incorporation in
Incorporation Book 36 page 315 in Probate Office.

Subject to release of damages as set out in instrument recorded in Real 286 page 582 in
Probate Office.

1. Deed Tax	79.00
2. Mfg Tax	2.50
3. Recording Fee	3.00
4. Insurance Fee	1.00
5. No Tax Fee	1.00
6. Carpool Fee	1.00
Total	86.50

\$111,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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, Erwin H. Mangrum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July 19 91

ATTEST:

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

Mangrum Homes, Inc.

By Erwin H. Mangrum President

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUL -3 PM 1:14
I, Larry L. Halcomb

State, hereby certify that
whose name as

Erwin H. Mangrum
President of

Mangrum 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 1st day of July 19 91

Larry L. Halcomb

Notary Public