

SEND TAX NOTICE TO:

(Name) Michael L. Steed  
Renee B. Steed  
 (Address) 2544 Magnolia Place  
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
2100 South Bridge Parkway, Suite 650  
 (Address) Birmingham, AL 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty Eight Thousand Nine Hundred and 00/100 Dollars

to the undersigned grantor, Alan Howard Construction, 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

Michael L. Steed and Renee B. Steed

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County, Alabama, to wit:

Lot 37, according to the Survey of The Magnolias at Brook Highland,  
 an Eddleman Community, as recorded in Map Book 13, Page 102 A & B,  
 in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable  
 until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$90,000.00 of the consideration was paid from the proceeds of a mortgage  
 loan closed simultaneously herewith

69.00  
 2.50  
 4.00  
 75.50

1 Deed Tax 69.00  
 2 Reg Fee 2.50  
 3 Recording Fee 4.00  
 4 Notary Fee 1.00  
 5 Transfer Tax 75.50  
 Total 151.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
 and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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, Alan C. Howard  
 who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of June 19 91

ATTEST:

Alan Howard Construction, Inc.

By

Alan C. Howard

President

STATE OF Alabama  
 COUNTY OF Jefferson

NOTARY PUBLIC  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

91 JUL 10 AM 8:33

I, the undersigned

do hereby certify that

Alan C. Howard

President of

Alan Howard Construction, Inc.

whose name as 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 28th day of June 19 91

*[Signature]*  
 Notary Public

BOOK 352 PAGE 619

ORLEY, MONCUS & WARD, P.C.