

This instrument was prepared by

Courtney Mason & Associates, P.C.
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Birmingham, Alabama 35244

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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 NINETY TWO THOUSAND SIX HUNDRED & NO/100— (\$192,600.00) DOLLARS to the undersigned grantor, T & T Quality Homes, 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 David H. Cooper and wife, Betsy A. Cooper (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 290, according to the Survey of Brook Highland, 7th Sector, an Eddleman Community, as recorded in Map Book 13 page 99 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

362 PAGE 654 ALSO an easement for ingress and egress as set out in Joint Driveway Agreement as recorded in Real 348 Page 443.

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

BOOK \$145,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3708 Kincross Drive Birmingham, Alabama 35242

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 Vice- President, Barry J. Turpin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of August, 1991.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP -9 AM 9:56

JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Barry J. Turpin whose name as the Vice- President of T & T Quality 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.

Given under my hand and official seal, this the 29th day of August, 1991

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

T & T Quality Homes, Inc.

By: Barry J. Turpin
Barry J. Turpin, Vice-President

1. Deed Tax	48.00
2. Imp. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No. Tax Fee	1.00
6. Certified Fee	1.00
Total	54.50

Notary Public