

This instrument was prepared by

786

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Birmingham, Alabama 35244

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 SIXTY TWO THOUSAND FIVE HUNDRED & NO/100— (\$162,500.00) DOLLARS to the undersigned grantor, Roy Martin Construction, 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 Kenneth G. Springer and wife, Donna C. Springer (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 50, according to the Survey of Valley Brook, Phase IV, as recorded in Map Book 14 Page 84 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted. Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$130,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3005 STONEHILL CIRCLE, BIRMINGHAM, ALABAMA 35244

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 President, Roy L. Martin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 9th day of October, 1991.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 OCT 14 PM 12:07

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY  
JUDGE OF PROBATE

Roy Martin Construction, Inc.  
By: Roy L. Martin  
Roy L. Martin, President

1. Deed Tax	\$ 32.50
2. Mfg. Tax	
3. Recording Fee	\$ 2.00
4. Indexing Fee	\$ 2.00
5. No Tax Fee	
6. Certified Fee	\$ 1.00
Total	\$ 37.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Roy L. Martin whose name as the President of Roy Martin Construction, 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 9th day of October, 1991

Notary Public

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