

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTYS.

(Address) 3821 Lorna Road, Suite 110

Birmingham, AL. 35244

Send Tax Notice To:

J. RICHARD DOUGLAS, JR.

4516 Cayce Lane

Birmingham, AL. 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 FIFTY-SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$156,750.00) DOLLARS

to the undersigned grantor, NELSON BUILDERS, 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

J. RICHARD DOUGLAS, JR. and wife, JUDITH R. DOUGLAS

(herein referred to as GRANTEES) 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 the County of Shelby, State of Alabama, to-wit:

Lot 44, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Pages 44, 45, 46 and 47, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1992 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$100,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

1. Deed Tax	\$ 57.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 63.50

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, WAYNE NELSON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 1991.

ATTEST:

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

NELSON BUILDERS, INC.

By Wayne Nelson
WAYNE NELSON President

91 DEC 27 PM 4:58

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned authority State, hereby certify that WAYNE NELSON whose name as President of NELSON BUILDERS, INC. a Notary Public in and for said County in said 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 18th day of December, 19 91.

My Commission Expires: 10-02-94

Thom Lane
Notary Public