

This instrument was prepared by

Send Tax Notice To:

R. Shane Gaston

117 Griffin Drive

Helena, Alabama 35080

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

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 Ninety eight thousand and No/100 (98,000.00)

to the undersigned grantor, Mac-San Builders, Incorporated 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
R. Shane Gaston and Deborah G. Gaston

(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 12, Royal Pines, Phase II as recorded in Map Book 15, Page 19, in Judge of Probate
Office in Shelby County, State of Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded in
Real Volume 377, Page 437.

Subject to restrictions appearing of record in Real Volume 339, Page 180.

Subject to 40 foot building line from Griffin Drive; 10 foot easement along the rear
lot line, as shown on recorded map.

BOOK 393 PAGE 538

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.50

\$88,200.00 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, R. Scott McDanal
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of March 19 92

ATTEST:

Mac-San Builders, Incorporated

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
Secretary

By

President

92 MAR 10 AM 9:53

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb,

State, hereby certify that
whose name as

R. Scott McDanal
President of

Mac-San Builders, Incorporated

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 4th day of March

19 92

Larry L. Halcomb

Notary Public