

This instrument was prepared by

Send Tax Notice To: Chris A. Yancey

(Name) William H. Halbrooks, Atty

name

4512 Cayce Lane

address

(Address) 704 Independence Plaza, Birmingham, AL 35209

Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY NINE THOUSAND AND NO/100-----
-----DOLLARS (\$149,000.00)

to the undersigned grantor, Roy Martin Construction Inc.

(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 Chris A. Yancey and wife, Jeannie F. Yancey

(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 Shelby County, Alabama to-wit:

Lot 45, 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. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$119,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-13362

07/08/1992-13362

08:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 36.95

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, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 1992
Roy Martin Construction Inc.

ATTEST:

By Roy L. Martin
Roy L. Martin, President

STATE OF Alabama
COUNTY OF Jefferson

I, William H. Halbrooks a Notary Public in and for said County in said State, hereby certify that Roy L. Martin whose name as 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 30th day of

June

1992

William H. Halbrooks
William H. Halbrooks

Notary Public