

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35242

Send Tax Notice To: Ronald P. Comeaux

name

3572 Shandwick Place

address

**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 THREE HUNDRED THIRTY SIX THOUSAND AND NO/100-----  
-----DOLLARS (\$336,000.00)

to the undersigned grantor, Hickory Construction Company, Inc

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 Ronald P. Comeaux and wife, Sue K. Comeaux

(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, AL to-wit:

Lot 108, according to the survey of GREYSTONE - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A & B in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easements to use the private roadways, Common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990, and recorded in Real 317 page 260 in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject to current taxes, easements, restrictions and covenants of record, mineral and mining rights.

\$ 165,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1992-13724  
07/13/1992-13724  
11:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 177.50

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 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 Secretary/Treasurer, Henry A. Drake who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of July 19 92

Hickory Construction Company, Inc

ATTEST:

By

Henry A. Drake, Secretary/Treasurer

STATE OF Alabama  
COUNTY OF Jefferson

I, Lamar Ham  
State, hereby certify that

Henry A. Drake  
whose name as Secretary/Treasurer Hickory Construction Company, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 8th day of July 1992

Lamar Ham

MY COMMISSION EXPIRES NOVEMBER 9, 1993

Notary Public