

SEND TAX NOTICE TO:
CLIFFORD W. SULLIVAN and
BARBARA C. SULLIVAN
7708-B Sunrise Circle
Birmingham, Alabama 35210

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, 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 Fifteen Thousand Five Hundred and No/100 (\$15,500.00) Dollars

to the undersigned grantor, JOE ROSE HOMEBUILDERS, 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

CLIFFORD W. SULLIVAN and BARBARA C. SULLIVAN

(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 52, according to the Survey of Greenfield, Sector Two, as recorded in Map Book 16,
page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. 30 foot building line as shown by recorded map.
3. 10 foot easement on west as shown by recorded map.
4. 7.5 foot easement on south as shown by recorded map.
5. Restrictions as shown by recorded map.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 136, page 398 and Volume 48, page 626.
7. Restrictions appearing of record in Instrument 1992-21871.
8. Right of way granted to Alabama Power Company by instrument recorded in Final Volume 8.

\$15,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-22967

10/09/1992-22967
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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, Joe Rose
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of October 1992

ATTEST:

JOE ROSE HOMEBUILDERS, INC.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Joe Rose
whose name as President of

JOE ROSE HOMEBUILDERS, 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 6th day of October 1992

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.