

SEND TAX NOTICE TO: DEWEN L. TUCKER, JR.
3457 Morgan Road
Bessemer, Alabama 35023

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF JEFFERSON }

That in consideration of Seventy-five Thousand and No/100-----DOLLARS

to the undersigned grantor, CUSTOM HOMES & DEVELOPMENT, 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

DEWEN L. TUCKER, JR. and JOELLE S. TUCKER

(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:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. Taxes for 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$71,844.32 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

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 President, James D. Howard who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of October 1992

ATTEST:

CUSTOM HOMES & DEVELOPMENT, INC.
By *James D. Howard* President
Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES D. HOWARD whose name as President of CUSTOM HOMES & DEVELOPMENT, 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 15th day of

October

19 92

My Commission Expires: 3-10-93

James D. Holloman
Notary Public

EXHIBIT A - LEGAL DESCRIPTION

PARCEL I:

A part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 12, and run West along the North line of said Quarter-Quarter Section for a distance of 312.7 feet to the point of beginning; thence continue West along the same course 184.86 feet; thence turn an angle left of 88 degrees 46 minutes 30 seconds and run South parallel to East line of said Quarter-Quarter Section 255.60 feet; thence turn an angle left of 96 degrees 27 minutes and run Easterly 186.0 feet to a point on the East line of said Quarter-Quarter Section; thence turn an angle left of 83 degrees 33 minutes and run North 238.66 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress 12 feet in width, more particularly described as follows:

The South twelve (12) feet of the following described tract: Start at the Northeast corner of SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20, Range 4 West, Shelby County, Alabama, and run thence West along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 312.7 feet to the point of beginning; thence continue along said course a distance of 172.3 feet; thence turn left an angle of 9 degrees 19 minutes a distance of 611.2 feet to the Northeast right-of-way boundary of Montevallo-Bessemer Road; thence turn left an angle of 88 degrees 58 minutes and run Southeasterly along said Northeast right-of-way boundary a distance of 210 feet; thence turn left an angle of 86 degrees 58 minutes 10 seconds a distance of 742.73; thence turn left and run North a distance of 238.66 feet to the point of beginning.

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