

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

David R. Dixon  
6164 Valley Station Drive  
Pelham, AL 35124

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100 DOLLARS (\$132,000.00) to the undersigned grantor, ROBERT S. GRANT CONST. INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DAVID R. DIXON AND KIM L. DIXON, (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 44, according to the Survey of Quail Run, Phase 3, as recorded in Map Book 7, page 159, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$118,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully selzed 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, ROBERT S. GRANT CONST. INC. the said GRANTOR, by ROBERT S. GRANT its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of July, 1993.

ROBERT S. GRANT CONST. INC.

By: 

ROBERT S. GRANT, President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT S. GRANT whose name as PRESIDENT of ROBERT S. GRANT CONST. 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, in his capacity 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 July, 1993.

  
Notary Public

My Commission Expires: 11/20/96

zdixon

08/19/1993-24773  
10:20 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 22.00

inst # 1993-24773