

This instrument was prepared by

Send Tax Notice To: Steven J. Loyd

(Name) William H. Halbrooks, Atty

name

5148 Stonehaven Drive

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 FIFTY THREE THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$153,500.00)

to the undersigned grantor, B & S Land 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 Steven J. Loyd and wife, Teresa B. Loyd

(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:

Lot 12, according to the Survey of Valley Brook, Phase III, as recorded in Map Book 13, Page 101, in the Office of the Judge of Probate of Shelby County; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$145,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-34863

11/04/1993-34863
06:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JUL 16.93

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, Alva Battle who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of November 1993
B & S Land Development Inc.

ATTEST

By Alva Battle
Alva Battle, 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 Alva Battle whose name as President of B & S Land 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 in the act of said corporation.

Given under my hand and official seal, this the 1st day of

November

1993

William H. Halbrooks

Notary Public