

This instrument prepared by:
S. Kent Stewart, Attorney at Law
3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice To:
BEN STANSELL
200 Country Hills Road
Montevallo, AL 35115

STATE OF ALABAMA
JEFFERSON COUNTY

CORPORATE WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100'S (137,750.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does by these presents, grant, bargain, sell and convey unto

BEN STANSELL AND TAMMY D. STANSELL

hereinafter 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, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to the following exceptions:

1. Ad valorem taxes for the year 1994 and subsequent years, said taxes are not yet due and payable until October 1, 1994.
2. Easements, restrictions and right of ways of record.

As part of the consideration for the within conveyance, the Grantees have executed a purchase money mortgage in the amount of \$130,850.00 of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, 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 good right to sell and convey the same as aforesaid; 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, Jack M. Taff, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of November, 1993.

ATTEST:

TAFF CONSTRUCTION COMPANY, INC.

BY: Jack M. Taff
Jack M. Taff, President

Inst. # 1993-36838

11/19/1993-36838
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 20.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jack M. Taff, President of Taff 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.

Given under my hand and official seal, this the 1st day of November, 1993.

My Commission Expires:

2-4-95

Richard T. Davis

Notary Public

EXHIBIT "A"

A PART OF THE SW 1/4-SW 1/4, SECTION 35, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 28 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 578.11 FEET TO A POINT; THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 228.09 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 215.00 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 700.00 FEET TO A POINT ON THE NORTHERLY MARGIN OF COUNTRY HILLS ROAD; THENCE RUN NORTH 61 DEGREES 30 MINUTES 15 SECONDS WEST ALONG SAID MARGIN OF SAID ROAD A DISTANCE OF 223.58 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES, 47 MINUTES 12 SECONDS WEST A DISTANCE FO 593.62 FEET TO THE POINT OF BEGINNING.

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