

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 No. 19th St., B'ham, Al. 35234

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---Forty-five Thousand and no/ 100---(\$45,000.00) Dollars

to the undersigned grantor, Quaker Square Development Co., 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

Elmer Palm and Sharon Palm

(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 12, according to the Survey of Cahaba Falls, as recorded in Map Book 17, page 79 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to ad valorem taxes for the current tax year.

Also subject to easements, restrictions and encumbrances of record.

Inst # 1993-41913

12/30/1993-41913
01:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 53.50

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, Ronnie Morton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of July 19 93

ATTEST:

QUAKER SQUARE DEVELOPMENT CO., INC.

By Ronnie Morton President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Ronnie Morton whose name as President of Quaker Square Development Co., 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 30th day of July 1993

[Signature]
Notary Public