

This instrument was prepared by

Send Tax Notice To: Steven G. Muller

(Name) Larry L. Halcomb

name

2000 King Charles Place

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, Alabama 35007

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 NINETY NINE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$99,900.00)

to the undersigned grantor, Mac-San Builders, Inc.

(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 Steven G. Muller and wife, Julie S. Muller

(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 2, according to the Amended Map and Survey of King's Meadow Subdivision, First Sector, as recorded in Map Book 10 at Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1994.

Subject to Rights of Way, restrictions, 35 foot Building line and easements of record.

\$ 99,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-03738

02/03/1994-03738
03:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.30

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, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 1994

Mac-San Builders, Inc.

ATTEST:

By R. Scott McDanal, President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb
State, hereby certify that R. Scott McDanal
whose name as President of Mac-San Builders, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of January 1994

Larry L. Halcomb

Notary Public

My Commission expires
1/23/98

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