

Send Tax Notice To:
Jim D. Hall
410 Dogwood Cove
Montevallo Alabama 35115
PID# 23-7-26-0-003-019

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

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Nineteen Thousand Nine Hundred and 00/100'S * (\$119,900.00)**

to the undersigned Grantor,

Wayne Dutton Construction, Inc.

a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Jim D. Hall and Julia Mae Hall

(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 19, according to the Survey of Park Forest Subdivision, Second Sector, as recorded in Map Book 16, Page 84, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

\$ 95900 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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; 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 in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive 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 Grantee, his, her or their heirs and assigns, that it 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1994-10122

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **19th** day of **March, 1994**.

Wayne Dutton Construction, Inc.

By: Wayne Dutton
Wayne Dutton, President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wayne Dutton** whose name as **President** of **Wayne Dutton Construction, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **19th** day of **March, 1994**.

W. Russell Beals, Jr.
Notary Public
My commission expires: 09/21/94

94065RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOC., P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242

Inst # 1994-10122

03/28/1994-10122
03:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 35.00

U.S. PROBATE & MARSHAL SERVICE
SHELBY COUNTY, ALABAMA
CLERK
1000 19th Avenue North
Birmingham, AL 35203