

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
244 Leaf Lane
Alabaster, AL 35007

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 Twenty Seven Thousand Two Hundred and No/100 Dollars (\$127,200.00) to the undersigned Grantor, Joe Rose Homebuilders, 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 ROBERT G. RANKIN and KAREN S. RANKIN (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 61, Sector 4, according to the Survey of Greenfield, Sectors 4 and 6, as recorded in Map Book 17, page 131, Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Right of way granted to Alabama Power Co. as recorded in Deed Book 136, page 398; Deed Book 48, page 626; and Final Record Volume 8, Probate Office of Shelby County, Alabama.
2. Mining rights and all rights to remaining minerals as recorded in Real Volume 353, page 11, said Probate Office.
3. Easements, conditions and restrictions as recorded in Instrument No. 93-39109, said Probate Office.

\$116,000.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Joe N.

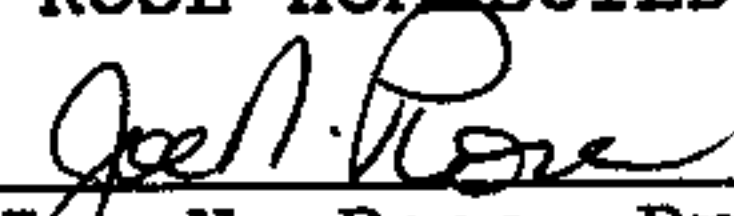
04/06/1994-11269
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.50

Inst # 1994-11269

Rose, who is authorized to execute this conveyance, has hereto set its signature and seal this the 25th day of March, 1994.

JOE ROSE HOMEBUILDERS, INC.

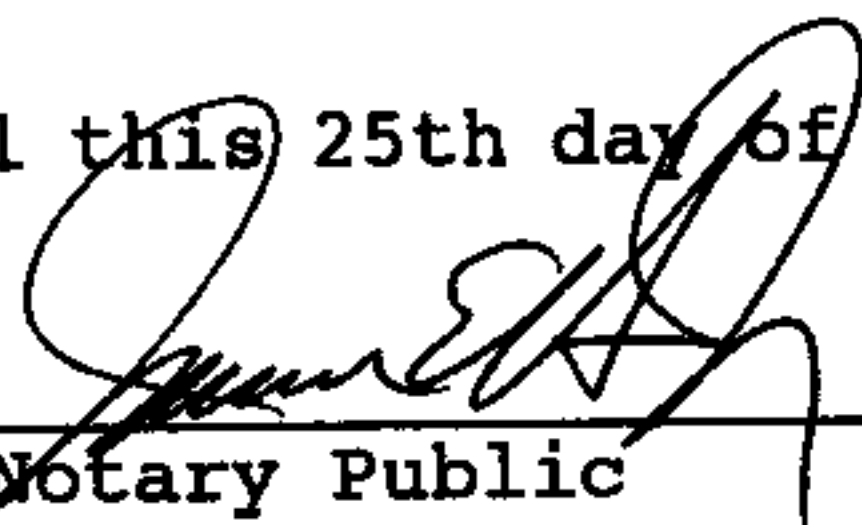
By


Joe N. Rose, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joe N. Rose, whose name as President of Joe Rose Homebuilders, 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 25th day of March, 1994.


Notary Public

Inst # 1994-11269

04/06/1994-11269
02:56 PM CERTIFIED
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