

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

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 FORTY ONE THOUSAND ONE HUNDRED NINETY EIGHT & NO/100---- (\$141,198.00) DOLLARS to the undersigned grantor, Don Martin Construction Company, Inc. a corporation, (herein referred to as the 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 Keith A. Seagle and wife, Cindy N. Seagle (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

A parcel of land in the NW 1/4 of the NW 1/4, Section 22, Township 21 South, Range 3 West Shelby County, Alabama, described as follows; From the northwest corner of Section 22, run South along the west line of Section 22 a distance of 133.16 feet to the beginning point of subject parcel of land; from said point thus established, continue along said line 133.16 feet; thence run East and parallel to the north Section line a distance of 654.73 feet to a point on the west line of a 20 feet gravel road; thence run North along said road line a distance of 133.16 feet; thence run West and parallel to the north Section line a distance of 654.73 feet to the beginning point; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$99,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 161 Washington Lane, Alabaster, Alabama 35007  
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, Donald W. Martin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 16th day of May, 1994.

Don Martin Construction Company, Inc.  
By:   
Donald W. Martin, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Donald W. Martin whose name as the President of Don Martin Construction Company,, 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 16th day of May, 1994

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95

Notary Public

05/23/1994-16471  
09:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1994-16471