

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Marvin W. Ford  
108 Cambridge Terrace  
Alabaster, AL 35007

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$119,900.00) to the undersigned grantor, L & M Homes, Inc., a corporation, (herein referred to as GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **MARVIN W. FORD AND CHRISTILITA FORD**, (hereby referred to as GRANTEE), as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 62, according to the survey of Cambridge Pointe, 2nd Sector, as recorded in Map Book 17, Page 99, in the Probate Office of Shelby County, Alabama:

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$122,298.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, 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 shall pass to the surviving Grantee and if one does 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, that is lawfully seized in fee simple of said premises, that it is 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, against the lawful claims of all persons.

IN WITNESS WHEREOF, L & M Homes the said GRANTOR, by its Secretary, **MICHAEL MISKELLY** who is authorized to execute this conveyance, has hereto set its signature and seal, this 20th day of May, 1994.

L & M HOMES

BY: Michael Miskelly

MICHAEL MISKELLY, SECRETARY

05/24/1994-16786  
01:24 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

1234-16786

STATE OF ALABAMA )

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MICHAEL MISKELLY whose name as SECRETARY of L & M HOMES, 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, in his capacity 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 20th day of May, 1994.

  
Notary Public

My Commission Expires: 11/20/96

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Inst # 1994-16786

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