

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

Send tax notice to:
James K. Merrihew, Jr.
229 Wagon Trail
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Thousand, Eight Hundred and no/100-----
(\$150,800.00) Dollars

to the undersigned grantor, Donald Phillips Construction, 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

James K. Merrihew, Jr. and Mildred I. Merrihew

(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 15, according to the Survey of Apache Ridge, Sector 6, as recorded in
Map Book 17, Page 145, in the Office of the Judge of Probate of Shelby County,
Alabama.

Subject to current taxes, easements and restrictions of record.

\$120,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1994-18611

06/09/1994-18611
02:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 39.50

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 con-
tingent 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 encum-
brances,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May 19 94

ATTEST:

Donald Phillips Construction, Inc.

By Donald Phillips
Donald Phillips President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Donald Phillips
whose name as President of Donald Phillips 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, 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 24th day of May

My commission expires: 4/21/96

William H. Halbrooks
Notary Public
William H. Halbrooks