

SEND TAX NOTICE TO:
Steve R. Buchanan
337 Dogwood Trail
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

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 seven thousand nine hundred and no/100 (\$107,900.00) Dollar

to the undersigned grantor, Regency Development, 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

Steve R. Buchanan and wife, Barbara O. Buchanan

(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;

Lot 15, 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.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

Inst # 1994-26045

08/22/1994-26045
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 116.50

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 ~~XXXXXX~~ Closing Agent,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of August 19 94

ATTEST:

Regency Development, Inc.

By

Amelia E. Armbruster

XXXXXXXX

Amelia E. Armbruster, Closing Agent

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Amelia E. Armbruster
whose name as Closing Agent of Regency Development, 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 on
the act of said corporation,

Given under my hand and official seal, this the 5th day of August

19 94

829-94

[Signature]
Notary Public