

This instrument was prepared by

Send Tax Notice To: Steve W. Ewing

(Name) Larry L. Halcomb

name

122 Big Oak Drive

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, AL 35007
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$159,900.00)

to the undersigned grantor, MacSan Builders, Inc.

(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 W. Ewing and wife, Chanda L. Ewing

(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, AL
to-wit:

See legal description on attached Exhibit A.

Subject to taxes for 1994.

Subject to restrictions, rights of way, front and back setback lines, and restriction and conditions as to the sale of timber of record.

\$ 125000 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1594-27641

09/08/1994-27641
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SHELBY COUNTY JUDGE OF PROBATE
BOB MCB 46.00

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 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, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of September 1994
MacSan Builders, Inc.

ATTEST:

By R. Scott McDanal
R. Scott McDanal, President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb
State, hereby certify that R. Scott McDanal
whose name as President of MacSan Builders, 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,

} a Notary Public in and for said County in said

Given under my hand and official seal, this the 1st day of September 1994

Larry L. Halcomb

Notary Public

My Commission Expires
January 22, 1998

EXHIBIT "A"

A parcel of land situated in the South 1/2 of the Northeast 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Northeast corner of the South 1/2 of the Northeast 1/4 of Section 16, and go South 89 deg. 33 min. 32 sec. West along the North boundary of said South 1/2 of the Northeast 1/4 for 1563.11 feet to the point of beginning; thence continue South 89 deg. 33 min. 32 sec. West for 225.00 feet; thence South 0 deg. 23 min. 00 sec. West for 618.66 feet to the North boundary of Big Oak Drive; thence South 85 deg. 18 min. 10 sec. East along said North boundary 163.40 feet to the beginning of a curve to the left having a central angle of 0 deg. 18 min. 20 sec. and a radius of 2834.79 feet; thence easterly along this curve 30.00 feet; thence North 3 deg. 15 min. 17 sec. East for 636.81 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO known as part of the unrecorded survey of Windy Oaks, as shown on the Shelby County Tax Assessor's Record.

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