

Send Tax Notice to: Michael C. Gellness and Debra W. Gellness  
112 Moss Hill Lane, Calera, Alabama 35040

This instrument was prepared by

(Name) Newman & Sexton, Attorneys at Law

(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Four Thousand and No/100 -----Dollars (\$124,000.00)

to the undersigned grantor, Lowery & Hamilton Builders, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael C. Gellness and Debra W. Gellness

(herein referred to as GRANTEEES) 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 66, according to the survey of Southern Hills, Sector 6, Phase One, as recorded in  
Map Book 17, page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$118,650.00 of the above mentioned purchase price was paid for from the proceeds  
of a mortgage loan closed simultaneously herewith.

Inst # 1994-27813

09/09/1994-27813  
01:19 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DO1 SMA 13.00

TO HAVE AND TO HOLD. To the said GRANTEEES 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  
GRANTEEES, their heirs and assigns, that in 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary, Mary Catherine Hamilton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of September 1994

ATTEST:

Lowery & Hamilton Builders, Inc.

By *Mary Catherine Hamilton*  
Mary Catherine Hamilton Secretary

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned  
State, hereby certify that Mary Catherine Hamilton  
whose name as Secretary of Lowery & Hamilton 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 1993

*Rey R. Brown*  
Notary Public  
My commission expires: 1-2-96