

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-34960

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO THE SURVIVOR

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THREE THOUSAND EIGHT HUNDRED & NO/100---- (\$83,800.00) DOLLARS to the undersigned, grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Ronny Landrum d/b/a Landrum Builders (herein referred to as grantors), do grant, bargain, sell and convey unto Dwight W. Prouty, Jr. and wife, Michelle C. Prouty (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the amended plat of Park Place, Fourth Addition, as recorded in Map Book 18 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$79,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 130 Park Place Lane Alabaster, Alabama 35007

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF RONNY LANDRUM DBA LANDRUM BUILDERS AS DEFINED BY THE CODE OF ALABAMA.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23rd day of November, 1994.

Ronny Landrum d/b/a Landrum Builders

By: Ronny Landrum (SEAL)

11/28/1994-34960
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Ronny Landrum d/b/a Landrum Builders whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November A.D., 1994

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public