

This instrument was prepared by

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100 Concourse Parkway Suite 350  
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTY EIGHT THOUSAND SEVEN HUNDRED FIFTY & NO/100---- (\$338,750.00) DOLLARS to the undersigned grantor, Calvin Reid Construction Company, Inc. a corporation, (herein referred to as the 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 Edward Christopher Simmons and Joanne G. Simmons (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:

LOT 3506, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB 35TH ADDITION AS RECORDED IN MAP BOOK 16, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINE AND RIGHTS OF WAY, IF ANY OF RECORD.

GRANTEES' ADDRESS: 2046 BANEERRY DRIVE, BIRMINGHAM, ALABAMA 35244  
\$265,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Dennis C. Reid, who is authorized to execute this conveyance, hereto set its signature and seal, this the 2nd day of December, 1994.

Calvin Reid Construction Company, Inc.  
By: Dennis C. Reid  
Dennis C. Reid, President

12/06/1994-35806  
10:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 82.50

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Dennis C. Reid whose name as the President of Calvin Reid Construction, 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 2nd day of December, 1994

Dennis C. Reid  
Notary Public 4-9-95

Inst # 1994-35806