

This instrument was prepared by

Send Tax Notice To: Charles A. Powell

(Name) Larry L. Halcomb

name
124 Grande View Lane
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 SEVENTY SEVEN THOUSAND SIX HUNDRED TWENTY ONE AND
NO/100-----DOLLARS (\$177,621.00)
to the undersigned grantor, MAC-SAN 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 Charles A. Powell and wife, Gail G. Powell a corporation,

(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:

Lot 28, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1995.

Subject to restrictions, 30 foot building line, release of damages, easements, Articles of Incorporation of Grande View Estates Homeowners' Association, Inc., right of way, reservations and conditions, Decree of Condemnation, and easements, covenants and restrictions, of record.

\$ 140,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-19721

07/26/1995-19721
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 46.50

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 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 21st day of July 1995

MAC-SAN BUILDERS, INC.

ATTEST:

By 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 MAC-SAN 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 21st day of July 1995

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

Inst # 1995-19721