

SEND TAX NOTICE TO:
JACK E. STEVENS, III & PATRICIA M. STEVENS
165 King James Court
Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

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-Two Thousand Six Hundred Sixty-Four Dollars and no/100---

to the undersigned grantor, FIRST TAM, INC. a corporation,
(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
JACK E. STEVENS, III and wife, PATRICIA M. STEVENS and PATRICK O. MATKIN and wife,
BETTYE T. MATKIN
(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, Alabama to-wit:

Lot 67, according to the Survey of Spring Gate Estates, Phase One, as recorded
in Map Book 19, Page 23, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.

\$ 110,350.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

Inst # 1995-26145

09/19/1995-26145
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 21.00

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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, JOHN W. BUTLER
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of September 19 95

ATTEST:

By

JOHN W. BUTLER

President

STATE OF Alabama
COUNTY OF Shelby

a Notary Public in and for said County in said

I, the undersigned authority
State, hereby certify that JOHN W. BUTLER
whose name as President of FIRST TAM, 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,

Given under my hand and official seal, this the 12th day of September

19 95

Notary Public