This instrument was prepared by: Anthony D. Snable, Attorney 2700 Highway 280 South Suite 101 Birmingham, Alabama 35223 Send Tax Notices to:

James Ross Markham, Sr. 1015 Molay Circle Birmingham, AL 35242

CORPORATE STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

NOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of TWO HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED DOLLARS and 00/100---(\$248,500.00) to the undersigned Grantor, Denman Construction Co., 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 the said James Ross Markham, Sr. and Annette McMinn Markham (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 38, according to the Survey of Forest Meadows, First Sector, as recorded in Map Book 19, at Page 80, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year 1996.
- 2. Easements, restrictions and reservations of record.

\$198,800.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Inst # 1995-30127 10/20/1995-30127 12:38 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 902 MCD 61.30

IN WITNESS WHEREOF, the said <u>Denman Construction Co., Inc.</u>, a corporation, by it's _______, who is authorized to execute this conveyance, has hereto set his signature and seal this the <u>16th</u> day of <u>October</u>, 1995.

Denman Construction Co., Inc.

By: Janus emm

STATE OF ALABAMA)

JEFFERSON COUNTY)

GIVEN under my hand and official seal on this the 16th day of

October, 1995.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 19-31-51

...₹ # 1995-30127

10/20/1995-30127 12:38 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 NCD 61.30