

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, AL 35007

Send Tax Notice To: Arthur G. Schaeffer

name

120 Grande View Circle

address

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100-----DOLLARS (\$146,875.00)

to the undersigned grantor, MAC-SAN BUILDERS, INC.

(herein referred to as 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 Arthur G. Schaeffer and wife, Cathy S. Schaeffer

(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, AL

to-wit:

Lot 10, 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 1996.

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

\$ 139,500.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-32187

11/07/1995-32187  
12:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.00

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 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, R. Scott McDaniel who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of November 1995

MAC-SAN BUILDERS, INC.

ATTEST:

By R. Scott McDaniel, President

STATE OF Alabama  
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, Larry L. Halcomb  
State, hereby certify that R. Scott McDaniel  
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,

Given under my hand and official seal, this the 3rd day of

November 1995

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 23, 1998