

Send tax notice to: Howard E. Dixon, Jr.

This instrument was prepared by

1002 10TH PLACE SW

ANASTAS, AL 35007

(Name) Scott J. Humphrey, LLC

2100 Southbridge Parkway

(Address) Birmingham, AL 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-three thousand three hundred fifty and no/100 (\$23,350.00) Dollars

to the undersigned grantor, Metropolitan Homes, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Howard E. Dixon, Jr. and Edna W. Dixon

(herein referred to as GRANTEE) 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 32, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, page 12 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

Inst # 1995-33147

11/17/1995-33147
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 32.00

TO HAVE AND TO HOLD, To the said GRANTEE 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 GRANTEE, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Amir H. Ashtarani who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of November 1995

ATTEST:

METROPOLITAN HOMES, INC.

By Amir H. Ashtarani
Amir H. Ashtarani President

Secretary

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Amir H. Ashtarani whose name as President of Metropolitan Homes, 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 14 day of November 19 95

MY COMMISSION EXPIRES JANUARY 24, 1996

Cahaba Title

Cahaba Title