

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) STEWART-DAVIS, P.C.
(Address) 3800 Colonnade Parkway, Suite 650
Birmingham, AL 35243

Send Tax Notice to:

(Name) CHARLES THOMAS SMITH
(Address) 124 King Charles Lane
Alabaster, AL 35007

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED AND NO/100 (\$135,900.00) DOLLARS

to the undersigned grantor CORNERSTONE BUILDING COMPANY, 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 CHARLES THOMAS SMITH and JULIE C. SMITH, husband and wife

(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 47, 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; being situated in Shelby County, Alabama.

SUBJECT to any and all restrictions, easements and rights-of-way of record affecting said property.

\$115,500.00 of the purchase price herein is from the proceeds of a purchase money mortgage executed this date and to be recorded simultaneously herewith.

Inst # 1995-35008
12/07/1995-35008
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 29.00

TO HAVE AND TO HOLD, Unto 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.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 Donald M. Acton President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 22nd day of November, 19 95.

ATTEST:

Secretary

CORNERSTONE BUILDING COMPANY, INC.

By

President

DONALD M. ACTON

STATE OF ALABAMA

JEFFERSON

County

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Donald M. Acton, whose name as President of Cornerstone Building Company, 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), (she), 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 22nd day of November, A.D., 19 95.

My Commission Expires:

Notary Public