

This instrument was prepared by

Send Tax Notice To: Kim K. Hanson

(Name) Larry L. Halcomb

name

114 Grande View Circle

address

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

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THOUSAND FOUR HUNDRED FORTY SEVEN AND NO/100 ---
-----DOLLARS (\$150,447.00)

to the undersigned grantor, MAC-SAN BUILDERS, 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 Kim K. Hanson and wife, Sylvia M. Hanson

(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, AL to-wit:

Lot 7-A, according to the Scott's Resurvey of Lots 6 & 7, of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 20, Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1996.

Subject to easements, covenants and restrictions, 30 foot building line, restrictive covenants, Articles of Incorporation & By-Laws of Grande View Estates Homeowner's Association, Inc., Degree of Condemnation, right-of-way, and terms, conditions, covenants and release of damages, of record.

\$ 135,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-36325

12/19/1995-36325
10:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 24.00

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 contingent 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 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 President, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of December 1995

MAC-SAN BUILDERS, INC.

ATTEST:

By R. Scott McDanal, President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that R. Scott McDanal 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 15th day of December 1995

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1996

Inst # 1995-36325