

This instrument was prepared by

(Name) DAVID F. OVSON Attorney at Law

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35226

Send Tax Notice To: James W. Stinson, Jr.

name 612 Running Brook Road
~~1000 1st Avenue North~~
address Birmingham, Alabama 35226

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 THIRTY SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$37,250.00)

to the undersigned grantor, Savannah Development, Inc.

(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 James W. Stinson, Jr. and wife, Michelle O. Stinson

(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, Alabama to-wit:

Lot 2, according to the Survey of High Hampton, Sector 1, as recorded in Map Book 19, page 89, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Building setback line of 50 feet reserved from High Hampton Drive as shown by plat.
3. Agreement and grant of easement as set out as Instrument No. 1994-6147 with easement designation as Instrument No. 1994-13983 with rights of others to use thereof.
4. Restrictions, limitations and conditions as set out on Map Book 19, page 89.

\$18,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-00839

01/10/1996-00839
09:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NCB

28.00

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, Susan G. Tucker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January 1996 Savannah Development, Inc.

ATTEST:

By Susan G. Tucker
Susan G. Tucker, President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, David F. Ovson State, hereby certify that Susan G. Tucker whose name as President of Savannah Development, 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 5th day of January 1996

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996
BONDED THRU NOTARY PUBLIC UNDERWRITERS

David F. Ovson

Notary Public

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