

Send Tax Notice To:
Bobbie D. Saxon and wife,
Nancy R. Saxon
221 Summer Brook Lane
Alabaster, Alabama 35007

Inst # 1996-06705

This instrument was prepared by:
JAMES W. FUHRMEISTER
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Thirty Seven Thousand Nine Hundred Dollars and 00/100 (\$137,900.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Street Residential Construction, Inc., an Alabama Corporation**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Bobbie D. Saxon and wife, Nancy R. Saxon** (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 87, according to the Survey of Summer Brook, Sector Two, as recorded in Map Book 18, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. 30 foot building line and restrictions as shown on recorded map.
3. Restrictions appearing of record in Inst. #1994-15844, Inst. #1996-2230 and Inst. #1996-2231.
4. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Inst. #1995-17334.
5. Right-of-Way granted to Alabama Power Company recorded in Inst. #1994-29755.
6. Right-of-Way granted to Alabaster Water and Gas Board recorded in Volume 278, Page 391.

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7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

NOTE: \$123,300.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

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 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 I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 28th day of February, 1996.

Street Residential Construction, Inc.


By: John H. Street, Jr.
Its: President

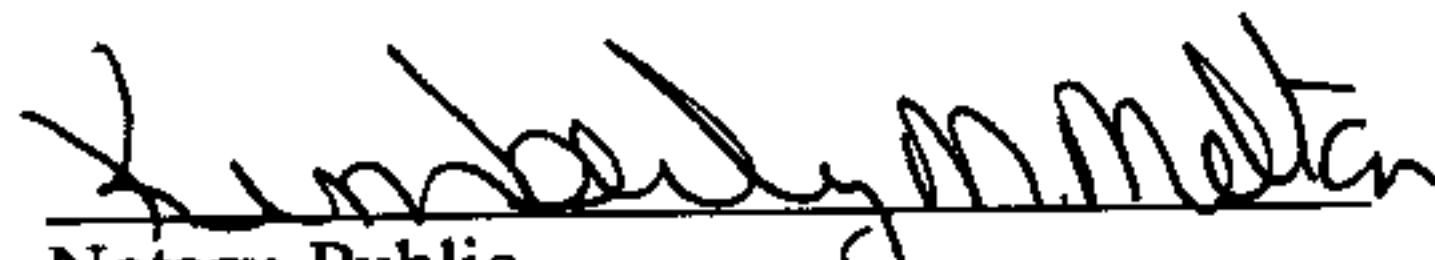
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John H. Street, Jr., as Vice President, of Street Residential Construction, 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 28th day of February, 1996.


Notary Public
My Commission Expires: 3-1-99

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