

SEND TAX NOTICE TO:
DAVID KENNETH SHANNON, JR. and
TERRI COTTON SHANNON
1775 Indian Hill Road
Pelham, Alabama 35124

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120

(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Three Thousand and Nine Hundred and No/100 (\$43,900.00) Dollars

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

DAVID KENNETH SHANNON, JR. and TERRI COTTON SHANNON

(herein referred to as GRANTEEES) 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 39, 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 set back line of 50 feet reserved from High Hampton Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument No. 1995-4501.
4. Agreement and grant of easement as set out as Instrument No. 1994-6147 with easement designation as Instrument No. 1994-13983.
5. Less and except any portion of subject property lying within lake.
6. Rights of riparian owners in and to the use of lake.
7. Restrictions, limitations and conditions as set out in Map Book 19, Page 89.

Inst # 1996-07626

03/07/1996-07626
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 52.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, 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 4th day of March 19 96

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David F. Ovson a Notary Public in and for said County in said
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 4th day of March 19 96

David F. Ovson
Notary Public

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