

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:
JAMES STANTON HILL and
AMELIA SHEA HILL

4611 Hollow Lane
Helena, Alabama 35080

119 Pine tree Circle
Columbianna AL
35051

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 Thirty-Eight Thousand Five Hundred and No/100 (\$38,500.00) 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

JAMES STANTON HILL and AMELIA SHEA HILL

(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 77, 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.
5. Restrictions, covenants and conditions as shown by instruments recorded as
Instrument No. 1995-3777 and Instrument No. 1995-4501.
6. Less and except any portion of subject property lying within Lake.
7. Right of riparian owners in and to the use of Lake.

Inst * 1996-08213

03/13/1996-08213
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 47.00

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 8th day of March 1996

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker
President

Secretary

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 8th day of

March

19 96

[Signature]
Notary Public

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