

This instrument was prepared by

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

LAND TRUST COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Thousand Five Hundred and No/100 (\$40,500.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, INC.

(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

RUSSELL TURNER and LINDA TURNER

(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 38, 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.

Inst # 1996-14804

05/07/1996-14804
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC 49.00

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 contingent 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 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 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 30th day of April 1996

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By *Susan G. Tucker* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 30th day of

April

1996

David F. Ovson

Notary Public

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