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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC  
(Address) PO BOX 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Malcolm Reese Nelson  
(Address) 5231 Heatherhedge Circle  
Birmingham, AL 35242

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

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty Nine Thousand Five Hundred and no/100ths \$249,500.00 DOLLARS

to the undersigned grantor Ray Bailey Construction Co., Inc.

acorporation.

(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 Malcolm Reese Nelson and wife, Cheri Lee Canon

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 33, according to the Survey of Forest Meadows, 1st Sector, as recorded in Map Book 19, Page 80, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, current taxes, set-back lines and rights of way, if any, of record.

\$201,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-20527

06/23/1996-20527  
02:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCJ 56.50

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 joint 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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,  
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 18th day of June, 19 96.

Ray Bailey Construction Co., Inc.

By Ray Bailey  
President

ATTEST:

Secretary

STATE OF ALABAMA }  
Shelby County }

I, Peggy I. Murphree, a Notary Public in and for said County, in said State, hereby certify that Ray Bailey, whose name as \_\_\_\_\_ President of Ray Bailey Construction Co., 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), (she), 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 18th day of June A.D., 19 96.

2-20-99

PEGGY I. MURPHREE  
MY COMMISSION EXPIRES

My Commission Expires:

2/20/00

Notary Public

1996-20527