

This instrument was prepared by:

Send Tax Notice to:

Jack G. Paden
Attorney-at-Law
810 19th Street, North
✓ Bessemer, Alabama 35020

Mr. and Mrs. Erik Scott Young
4603 South Shades Crest Road
Bessemer, Alabama 35023

STATE OF ALABAMA)

JEFFERSON COUNTY)

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the payment of One Hundred Seventy-Five Thousand Seven Hundred Eighty-Nine and 72/100 (\$175,789.72) Dollars to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, Mike Elrod Builders, Inc., (herein referred to as Grantor) does grant, bargain, sell and convey unto Erik Scott Young and Wife, Marcy Jill Young, (herein referred to as Grantees) 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 6, according to the Survey of Hargrave Hills, 1st Sector, Phase I, as recorded in Map Book 18, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT mineral and mining rights.

SUBJECT TO: Payment of 1996 Ad Valorem taxes, not yet due and payable.

Easements, restrictions, rights of way instruments, reservation instruments and encumbrances of record.

This conveyance does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantees 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 for such survivor forever, together with every contingent remainder and right of reversion.

And Mike Elrod Builders, Inc., does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless

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otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns, 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 Mike Elrod Builders, Inc., by and through its President, who is authorized to execute this conveyance, has hereunto set its signature and seal this 28th day of June, 1996.

MIKE ELROD BUILDERS, INC.

BY: MB Elrod
Mike Elrod, President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mike Elrod, whose name as President of Mike Elrod Builders, Inc., an Alabama 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 28th day of

June, 1996.

BRENDA J. LEMLEY
Alabama, State at Large
My Commission Expires 9-20-99

My Commission Expires

Brenda J. Lemley
Notary Public

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