This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

Juliet Ann Faulkner 104 King James Court Alabaster, AL 35007

CORPORATE STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

NOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of NINETY SEVEN THOUSAND FOUR HUNDRED DOLLARS and 00/100----(\$97,400.00) to the undersigned Grantor, Landrum Builders, Inc., a Corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Juliet Ann Faulkner and Jeffrey Scott Faulkner (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 37, according to the Survey of Spring Gate, Sector 1, Phase 3, as recorded in Map Book 20, Page 82, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year 1996.
- 2. Easements, restrictions and reservations of record.

\$92,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, 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.

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SHELBY COUNTY JUDGE OF PROBATE
16.00

IN WITNESS WHEREOF, the said Landrum Builders, Inc., a corporation, by it's _________, who is authorized to execute this conveyance, has hereto set his signature and seal this the 30th day of August, 1996.

Landrum Builders, Inc.

By: Manuelles: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that _______ of Landrum Builders, whose name as _______ of Landrum Builders, ______ of Landrum Builders, ______ 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 Landrum Builders, Inc..

GIVEN under my hand and official seal on this the 30th day of

<u>August</u>, 19<u>96</u>.

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 19-14-77

Inst # 1996-29651

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