

This instrument was prepared by

(Name) Jones & Waldrop  
1025 Montgomery Highway  
(Address) Birmingham, Al. 35216  
#045/96  
Form 1-1-7 Rev. 8-78

Send tax notice to: Kevin D. York  
114 Loyola Circle  
Helena, Al. 35080

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred forty-two thousand five hundred and no/100 (\$142,500.00)  
Dollars

to the undersigned grantor, R & J Building Company, 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

Kevin D. York and Patricia S. York

(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 14, according to the Survey of St. Charles Place, Phase IV, as recorded  
in Map Book 18, Page 106, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$128,250.00 of the above mentioned purchase price was paid for  
from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-33452

10/08/1996-33452  
09:16 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 23.00

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, unless otherwise noted above, 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, James J. Ransom, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of September 19 96

ATTEST:

R & J BUILDING COMPANY, INC.

By *James J. Ransom, Jr.*  
JAMES J. RANSOM, JR. President

Secretary

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that James J. Ransom, Jr.  
whose name as President of R & J Building Company, 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 26 day of September 19 96

*Lee Ann White*  
Notary Public

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