

LAND TITLE COMPANY OF ALABAMA

Send tax notice to:

This instrument was prepared by

(Name) William H. Halbrooks

Linda H. Martin

(Address) 704 Independence Plaza
Birmingham, Alabama 35209

TITLE NOT EXAMINED

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

117 Cedar Cove Dr.
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Three Thousand, Eight Hundred Eighty-One and no/100-- (\$143,881.00) Dollars

to the undersigned grantor, McKinney Home Builders, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Linda H. Martin and Nettie Grace Hovell

(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 11, Block 3, according to the Survey of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and reservations of record.

10/28/1996-35598
08:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOT REC 152.50

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 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 GRANTEES, 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 same to the said GRANTEES, 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, this the 16th day of October, 1996.

McKinney Home Builders, Inc.

ATTEST:

Secretary

By Sarah J. McKinney
Sarah J. McKinney President

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sarah J. McKinney whose name as President of McKinney Home 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 the act of said corporation,

Given under my hand and official seal, this the 16th day of October 1996.

William H. Halbrooks
William H. Halbrooks Notary Public