

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130 Birmingham, Alabama 35209

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

Send Tax Notice:
David H. Juhola
201 King James Court
Alabaster, Alabama 35007

Inst 1996-42647

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-NINE THOUSAND DOLLARS AND NO/100*****

to the undersigned grantor, Cornerstone Building Co., 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

David H. Juhola and Sandra F. Juhola

(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.

Lot 58, according to the Survey of Spring Gate Estates, Phase One, as recorded in Map Book 19, page 23, in the Probate Office of Shelby County, Alabama.

\$ 98,900.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

12/30/1996-42647
03:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 39.00

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, Donald M. Acton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of December, 1996.

ATTEST:

Secretary

Cornerstone Building Co., Inc.
By Donald M. Acton
Donald M. Acton President

STATE OF ALABAMA
COUNTY OF Jefferson

I, Hubert E. Rawson, Jr. a Notary Public in and for said County in said State, hereby certify that Donald M. Acton whose name as President of Cornerstone Building 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, 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 27th day of December 1996

Hubert E. Rawson, Jr.
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: May 4, 1997.
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS.