

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35242

Send Tax Notice To: Donald E. Capps

name
3568 Shandwick Place
address

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FOUR HUNDRED FIFTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$455,000.00)

to the undersigned grantor, Hickory Construction Company Inc

(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 Donald E. Capps and wife, Annie L. Capps

(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, AL to-wit:

Lot 109, according to the Survey of Greystone - 1st Sector, 1st Phase, as recorded in Map Book 14, Page 91 A & B, in the Probate Office of Shelby County, Alabama. Together with the non-exclusive easements to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions, and Restrictions dated November 6, 1990, and recorded in Real Volume 317, Page 260, in the Probate Office of Shelby County, Alabama, and all amendments thereto.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 214,600.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

\$ 194,900.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

01/22/1997-02206
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ SNA 54.00

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 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 the 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 Sec./Treasurer, Henry A. Drake who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of January 1997
Hickory Construction Company Inc

ATTEST:

By Henry A. Drake
Henry A. Drake, Sec./Treasurer

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, Lamar Ham State, hereby certify that Henry A. Drake whose name as Sec./Treasurer of Hickory Construction 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 17th day of

January 1997
Lamar Ham Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Inst 1997-02206