

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1371
FAX 833-1377

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(205) 988-5400
FAX 988-5905

This instrument was prepared by:

(Name) **STEWART & ASSOCIATES, P.C.**
(Address) **3800 Colonnade Parkway, Suite 650**
Birmingham, AL 35243

Send Tax Notice to:

(Name) **CHARLES BRENT FALKENHAGEN**
(Address) **2019 Eagle Creek circle**
Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA
Jefferson COUNTY } **KNOW ALL MEN BY THESE PRESENTS, CHARLES BRENT FALKENHAGEN**
GRANTOR

That in consideration of **TWO HUNDRED FORTY ONE THOUSAND SEVEN HUNDRED AND NO/100 (\$241,000.00) DOLLARS**

to the undersigned grantor **MEGA BUILDERS, INC.** 9 0 1 4 / 4 2 0 0 a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES here in, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **CHARLES BRENT FALKENHAGEN** and **SANDRA WATSON FALKENHAGEN**

(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 732, according to the survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18 in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Mineral and mining rights are excepted.

SUBJECT, to any and all restrictions, easements and rights-of-way of record affecting said property, if any.

\$207000.00 of the purchase price herein is from the proceeds of a purchase money mortgage executed this date and to be recorded simultaneously herewith.

1997-05993
02/26/1997-05993
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

TO HAVE AND TO HOLD, unto 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 grantee herein shall take as tenants in common.

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 abovesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, successors 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 hereunto set its signature and seal(s) this _____ day of _____, 19 ____.

ATTEST:

Secretary

MEGA BUILDERS, INC.
ROBERT L. CLARK, President

STATE OF ALABAMA

JEFFERSON County

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that **Robert L. Clark**, whose name as _____ President of **Mega Builders, Inc.**, a corporation, is signed in 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), (she), 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 _____ day of _____, 19 ____.

My Commission Expires _____

Notary Public

STATE OF ALABAMA, JEFFERSON COUNTY
I hereby certify that no mortgage tax or doc
tax has been collected on this instrument.
George R. Reynolds
Judge of Probate
"NO TAX COLLECTED"

State of Alabama - Jefferson County
I certify this instrument filed on:
1996 DEC 11 A.M. 09:02
Recorded and \$
and \$
5.50 Total \$
5.50
GEORGE R. REYNOLDS, Judge of Probate

9614/4200

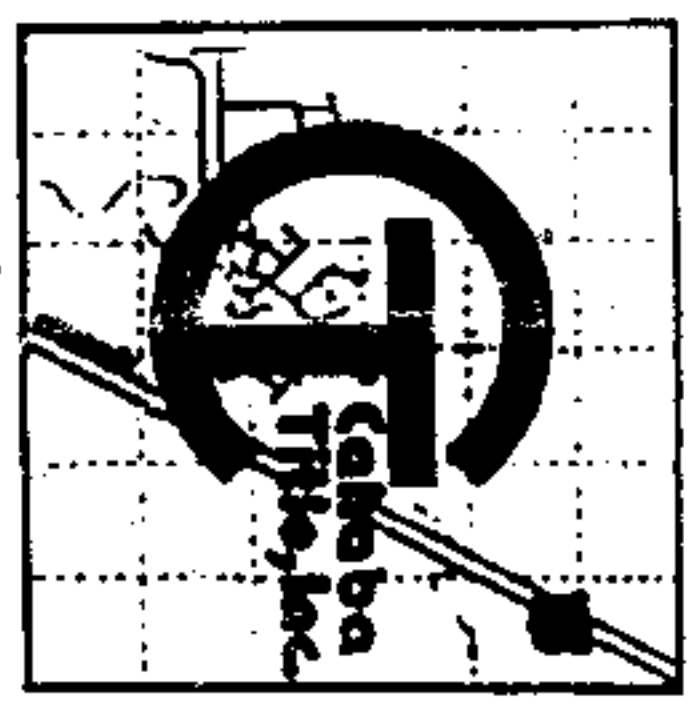
Return to:

TO

WARRANTY DEED

(Corporate form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

REVENUE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-0500

EASTERN OFFICE
1100 East Park Drive, Suite 302
Birmingham, Alabama 35205
(205) 833-1571

CERTIFIED COPY

STATE OF ALABAMA
JEROME COUNTY

I, JUDGE OF THE
COUNTY OF ALABAMA, DO HEREBY
CERTIFY THAT THE
TRUE AND CORRECT COPY
OF THE INSTRUMENT
WAS FILED IN THIS OFFICE
IN VOL. 9614, PAGE 4200, ON
FEB. 11, 1997, GIVEN UNDER MY HAND
AND OFFICIAL SEAL, THIS THE 11 DAY
OF Feb. 1997.

Michael E. Bolin
JUDGE OF PROBATE

Inst # 1997-05993

02/26/1997-05993
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50