

This instrument was prepared by

Send Tax Notice To: CHRISTOPHER R. BLAKE

(Name) GENE W. GRAY, JR.

name
112 WALTHAM ABBEY
address

(Address) 2100 SOUTHERIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35202
15800 15TH AVENUE, ALABAMA 35007
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$170,900.00)
to the undersigned grantor, VAUGHN & DEVAUGHN CONSTRUCTION, , INC.

(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 CHRISTOPHER R. BLAKE AND WIFE, DAWN S. BLAKE a corporation,

(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 45, ACCORDING TO THE SURVEY OF WEATHERLY, GLEN ABBEY, SECTOR 12, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 103 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1997.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN ON RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INSTR. #1995-4636.

TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED IN DEED 194, PAGE 30 AND DEED 127, PAGE 410.

AGREEMENT FOR INGRESS AND EGRESS AS RECORDED IN DEED 289, PAGE 858.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 103.

\$162,350.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1997-10302

04/03/1997-10302
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.50

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, TONEY VAUGHN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 1997
VAUGHN & DEVAUGHN CONSTRUCTION,

ATTEST:

By Toney Vaughn
TONEY VAUGHN, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.
State, hereby certify that TONEY VAUGHN
whose name as PRESIDENT of VAUGHN & DEVAUGHN CONSTRUCTION,
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 31st day of March 1997

Gene W. Gray, Jr. Notary Public