

This instrument was prepared by

Send Tax Notice To: GARY N. SWEETAPPLE

(Name) GENE W. GRAY, JR.

name

265 FOREST PARKWAY

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35211 MOBILE, ALABAMA 36688

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 SIXTY FOUR THOUSAND AND NO/100-----
-----DOLLARS (\$164,000.00)

to the undersigned grantor, ROY MARTIN 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 GARY N. SWEETAPPLE AND WIFE, JANICE L. SWEETAPPLE 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 92, ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 33 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER.

BUILDING LINE AND EASEMENTS AS SHOWN ON RECORD MAP.

RESTRICTIONS, COVENANTS AND CONDITIONS RECORDED IN INST# 1995-13835 AND INST# 1995-13826

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED 121, PAGE 191 AND DEED 154, PAGE 423.

GRANT OF LAND EASEMENT IN INST# 1995-12810.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 122, PAGE 333; DEED 325, PAGE 546 AND REAL 45, PAGE 210.

\$155800.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1997-10307

04/03/1997-10307
01:23 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NCB 17.00

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, ROY L. MARTIN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 1997
ROY MARTIN CONSTRUCTION, INC.

ATTEST:

By Roy L. Martin
ROY L. MARTIN, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.

a Notary Public in and for said County in said

State, hereby certify that ROY L. MARTIN whose name as PRESIDENT of ROY MARTIN CONSTRUCTION, 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 31st day of March 1997

GENE W. GRAY, JR.

Notary Public