

SEND TAX NOTICE TO:

MARK T. GARTMAN and

TERRI E. GARTMAN

2408 Falcon Place

Birmingham, AL 35216

154275

This instrument was prepared by

(Name) William M. Phillips, Jr.

(Address) Lange, Simpson, Robinson & Somerville

728 Shades Creek Parkway, Suite 120

Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand Nine Hundred and No/100 (\$49,900.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, INC. a corporation.  
(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

MARK T. GARTMAN and TERRI E. GARTMAN

(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 69-A, according to a Resurvey of Lots 67 and 69, of a Resurvey of Lots 58, 59, 67 and 69, High Hampton, Sector 2, as recorded in Map Book 22, page 42, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1996-41127.
3. Restrictions, limitations and conditions as set out in Map Book 22, page 29.
4. Agreement and grant of land easement as set out in Instrument No. 1994-6147 with easement designation in Instrument No. 1994-13983 with right of others to use thereof.
5. A 15 foot ingress and egress and utility easement as shown per plat.

Inst # 1997-10441

04/04/1997-10441  
10:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 58.50

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, Susan G. Tucker  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of February 1997

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, William M. Phillips, Jr.

State, hereby certify that Susan G. Tucker  
whose name as President of SAVANNAH DEVELOPMENT, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24th day of

February

1997

W M Phillips, Jr. Notary Public