

OK PS

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SEND TAX NOTICE TO:

(Name) Anthony Jones Builder, Inc.

(Address) 818 Maplewood Trail
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Anthony C. Jones

(Address) 818 Maplewood Trail, Montevallo, Al. 35115

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-Five Thousand Two Hundred & no/100-----(\$25,200.00)

to the undersigned grantor, FALLICO, INC. a corporation.
(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

ANTHONY JONES BUILDER, INC.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama

Lot 59, according to the Survey of Falliston, Sector 3-Phase 1, as recorded in Map Book 20, Page 140, in the Probate Office of Shelby County, Alabama.

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-12952

04/28/1997-12952
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 grantees 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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 Vice President, Anthony C. Jones
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April 19 97.

ATTEST:

FALLICO, INC.

By Anthony C. Jones Vice President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Anthony C. Jones
whose name as Vice President of Fallico, 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 April 19 97.

FORM ATC-50

Notary Public