

SEND TAX NOTICE TO:
Michael L. Allen & Traci L. Buchanan
105 King Arthur Place
Alabaster, Al. 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, Al. 35124

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 One Hundred One Thousand Nine Hundred & NO/100-----Dollars

to the undersigned grantor, Landrum Builders, 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

Michael L. Allen, an unmarried man and Traci L. ~~Buchanan~~, an unmarried woman
Buchanan
(herein referred to as GRANTEES) 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 34, according to the Survey of Spring Gate, Sector One, Phase Three,
as recorded in Map 20 page 82 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 96,800.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-22042

07/14/1997-22042
11:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 14.00

TO HAVE AND TO HOLD, To the said GRANTEES 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 con-
tingent remainder and right of reversion. 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 encum-
brances,

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 President, Ronny Landrum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July 1997

ATTEST:

Landrum Builders, Inc.

By

Ronny Landrum
Ronny Landrum President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Ronny Landrum
whose name as President of Landrum Builders, 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 1st day of July 1997

James A. Holliman
3-12-2001 Notary Public