

MICHAEL R. THERING and

AMY R. THERING

This instrument was prepared by

David F. Ovson, Attorney at Law

(Name) ~~Lange, Simpson, Robinson & Somerville~~

728 Shades Creek Parkway, Suite 120

(Address) ~~Birmingham, Alabama 35209~~

Send Tax Notice To:

name

address

1457 Arrowhead Trail  
Alabaster, AL 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 Thirty-Six Thousand Nine Hundred and No/100 (\$36,900.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, 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 R. THERING and AMY R. THERING

(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 14, according to the Survey of High Hampton, Sector 3, as recorded in Map Book 22, page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: 1) Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998. 2) Building setback line of 35 feet reserved from Hampton Lane and Hampton Cove as shown by plat. 3) Agreement and grant of easement as set out as Inst. No. 1994-6147 with easement designation as Inst. No. 1994-13983 with rights of others to use thereof. 4) Restrictions, limitations and conditions as set out on Map Book 22, page 65. 5) Restrictions, covenants and conditions as shown by instruments recorded as Inst. No. 1996-41129. 6) Easements as shown by recorded plat, including a 100 foot Alabama Power Company easement on the Northeasterly side of lot. 7) 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 Inst. No. 1993-41699.

Inst # 1997-30465

09/22/1997-30465  
12:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 45.50

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

IN WITNESS WHEREOF, the said GRANTOR, by its President  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of September, 1997

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker  
Susan G. Tucker, PresidentSTATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David F. Ovson  
State, hereby certify that Susan G. Tucker  
whose name as President of SAVANNAH DEVELOPMENT, INC.

a Notary Public in and for said County in said

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 September 1997

David F. Ovson  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug. 27, 2000.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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