

This instrument was prepared by

Send Tax Notice To: Christopher Mark Akins

(Name) Larry L. Halcomb

name

365 Lane Park Trail

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 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 ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$174,900.00)

to the undersigned grantor, Mac-San 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 Christopher Mark Akins and wife, Karen Faye Akins

(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, AL to-wit:

Lot 522-A, according to a Resurvey of Lots 522 and 523, Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 23, Page 17, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1997.

Subject to restrictions and covenants, and 30 foot building line, of record.

Subject to restrictions as shown on recorded map.

\$ 157,410.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-30750

09/24/1997-30750
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 26.00

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 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, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of September 1997
Mac-San Builders, Inc.

ATTEST:

By R. Scott McDanal, President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that R. Scott McDanal whose name as President of Mac-San 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 19th day of September 1997

Larry L. Halcomb

Notary Public