

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

JOHN PAUL BRITTON
NANCY T. BRITTON
2007 Runaway Drive
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATE WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100'S DOLLARS (\$ 135,000.00) to the undersigned GRANTOR (whether one or more), DAVID P. LEONARD, D/B/A DAVID P. LEONARD CONSTRUCTION COMPANY herein referred to as GRANTOR) in hand paid by the GRANTEE(S) herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN PAUL BRITTON AND WIFE, NANCY T. BRITTON hereinafter referred to as GRANTEE(S) 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 31, according to the Survey of Dearing Downs, 11th Addition, as recorded in Map Book 15, Page 90, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

This is not the homestead property of the above stated grantor and/or their spouse.

This deed is being filed in accordance with the terms of that certain Contract For Deed dated 9-3-96 and filed for record 9-25-96 in Instrument 1996-31592 of the Probate Records of Shelby County, Alabama.

Subject to the following exceptions:

1. Ad Valorem taxes for the year 1997 and subsequent years, said taxes not yet due and payable until October 1, 19 97.

2. Easements, restrictions, residential covenants and right of ways of record.

TO HAVE AND TO HOLD unto the said Grantee(s), 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 it 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.

10/10/1997-33132
11:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-33132

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 30th day of September, 1997.

ATTEST:

DAVID P. LEONARD
D/B/A DAVID P. LEONARD CONSTRUCTION COMPANY

BY: 

David P. Leonard

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that DAVID P. LEONARD,
A MARRIED MAN, D/B/A DAVID P. LEONARD CONSTRUCTION COMPANY, 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 executed the same voluntarily and
as his act on the day the same bears date.

Given under my hand and official seal, this the 30th day
of September, 1997.


Notary Public

My Commission Expires: 2-5-99

Inst # 1997-33132

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