

This instrument was prepared by
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Send Tax Notice To: DANNY LOUIS TATE and
BRIDGETT SMITH TATE
 name 205 St. Clair Avenue
 address Huntsville, Alabama 35801

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 Fifty-Four Thousand Nine Hundred and No/100 (\$54,900.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, INC.

(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

DANNY LOUIS TATE and BRIDGETT SMITH TATE

(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 59, according to a Resurvey of Lots 58, 59, 67 and 69, High Hampton, Sector 2, as recorded in Map Book 22, page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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. Easements as shown by recorded plat, including 7.5 feet along the Southerly side of lot.
3. Agreement and grant of easement as set out as Instrument No. 1994-6147 with easement designation as Instrument No. 1994-13983 with rights of others to use thereof.
4. Restrictions, limitations and conditions as set out on Map Book 22, page 29.
5. Restrictions, covenants and conditions as shown by instruments recorded as Instrument No. 1996-41127.
6. Maintenance Agreement for Ingress and Egress Easement - High Hampton dated February 5, 1998 and recorded as Instrument No. 1998-3986.

02/18/1998-05424
 01:32 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 DOUG MEL
 63.50

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, Susan G. Tucker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of February 1998

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker
 Susan Tucker, President

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, David F. Ovson, a Notary Public in and for said County in said State, hereby certify that Susan G. Tucker whose name as of SAVANNAH DEVELOPMENT, 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 9th day of February 1998

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

Notary Public

Inst # 1998-05424