

# LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

Billy E. Avant, Jr.

2491 Pelham Parkway

113-A St. Charles Drive

(Address) Pelham, AL 35124

Helena, AL 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Three Thousand Four Hundred Thirteen & no/100-DOLLARS

to the undersigned grantor, Heatherbrooke Construction Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Billy E. Avant

(herein referred to as GRANTEE) 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 26, according to the Survey of St. Charles Place, Phase 1, Sector 2, as recorded in Map Book 22, page 59, in the Probate Office of Shelby County, Alabama.

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.

\$ 136,200.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

03/03/1998-0/313  
01:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 SNA 16.00

TO HAVE AND TO HOLD, to the said GRANTEE 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 GRANTEE, 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 same to the said GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert O. Lucas who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of February, 1998.

ATTEST:

Heatherbrooke Construction Co., Inc.

By

Robert O. Lucas

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 Robert O. Lucas whose name as President of Heatherbrooke Construction Co., 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 the act of said corporation,

Given under my hand and official seal, this the 20th day of February 19 98

V-19-5

[Signature]  
Notary Public

1998-02-20 15:01