

INSTRUMENT PREPARED BY:

Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Richard F. Fox
280 Fran Drive
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$126,500.00 to the undersigned Grantor, Contracting Specialists, Inc., 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 Richard F. Fox and wife Ellen M. Fox (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Complete legal description attached hereto at Exhibit "A"

Property Address: 280 Fran Drive
Montevallo, AL 35115

Property to become the Homestead of Grantee.

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$94,850.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\$18,950.00 of the price is paid by a second mortgage loan executed similarly.

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of JUNE, 19 98.

By: 
Grantor

Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dewey Green, President of Contracting Specialists, Inc., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of JUNE, 19 98

Notary Public

Commission Expires: 12/23/00

Inst # 1998-25767

07/08/1998-25767
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL

EXHIBIT "A"

PARCEL I:

Lot 5, Block 8, according to the Survey of Green Valley, 4th Sector, as recorded in Map Book 7, page 10, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Also that part of the SW 1/4 of the NE 1/4 Section 23, Township 21 South, Range 3 West, more particularly described as follows:

Begin at the SW corner of Lot 5, Block 8, Green Valley 4th Sector and run in an Easterly direction along the South line of Lots 5 & 6, Block 8, for a distance of 305.63 feet; thence turn an angle to the right of 90°01'30" and run in a Southerly direction for a distance of 360.42 feet; thence turn an angle to the right of 91°21'12" and run in a Westerly direction for a distance of 472.62 feet to a point on the West line of the SW 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 3 West; thence turn an angle to the right of 88°37'18" and run in a Northerly direction along the West line of said 1/4-1/4 section for a distance of 371.73 feet, more or less, to the SW corner of Lot 10, Block 8 Green Valley 4th Sector; thence turn an angle to the right of 97°44' and run in a Southeasterly direction along the South line of said Lot 10, Block 8 for a distance of 168.54 feet, more or less, to the point of beginning.

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