

LS4822J

Susan Couch
Glenn Couch

This instrument was prepared by

Send Tax Notice To:

(Name) David F. Ovson

(Address) 728 Shades Creek Parkway, Suite 120
Homewood, Alabama 35209

Name
5740 8th Avenue South

Address Birmingham, Alabama 35212

141 Rockaway Road - Homewood 35209

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

9 8 0 4 / 7 9 2 4

That in consideration of FIFTY-THREE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor, Savannah Development, Inc.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Glenn Couch and Susan Couch, husband and wife

(herein referred to as GRANTEEES) 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 to-wit:

Lot 45, according to the Survey of High Hampton, Sector 2, as recorded in Map Book 22, Page 7, 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. Building set back line of 35 feet reserved from Hampton Lake Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument No. 1996-41127.
4. Agreement and grant of easement as set out as Instrument No. 1994-6147 with easement designation as Instrument No. 1994-13983.
5. Less and except any portion of subject property lying within High Hampton Lake.
6. Rights of riparian owners in and to the use of lake.
7. Restrictions, limitations and conditions as set out in Map Book 22, Page 7.

State of Alabama - Jefferson County
I certify this instrument filed on:
1998 APR 06 A.M. 08:33

Recorded and \$	53.00	Mtg. Tax
and \$	4.50	Dead Tag and Exp Amt.
Total \$	57.50	

GEORGE R. REYNOLDS, Judge of Probate

9804/7924

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

IN WITNESS WHEREOF, the said GRANTOR, by its President who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March 19 98

Savannah Development, Inc.

By Susan G. Tucker
Susan G. Tucker, President

ATTEST:

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
do hereby certify that Susan G. Tucker
known name as President 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of March 19 98

Carol A. Olson
Notary Public

01/12/1999-01538
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
61.50

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