

This instrument was prepared by

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201

SEND TAX NOTICE TO:

Cynthia N. Desa & Hilaire B. Desa
630 Valleyview Drive
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-five Thousand Four Hundred Twenty-five and no/100 (\$35,425.00) 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

Cynthia N. Desa and Hilaire B. Desa

(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 County, Alabama, to-wit:

Lot 70, 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) Current taxes; (2) Building setback line of 35 feet reserved from Hampton Lake Drive as shown by plat; (3) Restrictions, covenants and conditions as set out in instruments recorded in Inst. #1996-41127; Inst. #1999-5581 and Inst. #1999-13571 in Probate Office; (4) Agreement and Grant of Easement as set out in Inst. #1994-06147 with designation as recorded in Inst. #1994-13983 with rights of others to use thereof; (5) Rights of others to use exclusive easement for Lots 71, 72, 73 and 74, as shown by Map Book 22, page 7; (6) Restrictions, limitations and conditions as set out in Map Book 22, page 7.

Inst # 1999-17575

04/27/1999-17575
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 44.00

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, Susan G. Tucker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of April 19 99.
SAVANNAH DEVELOPMENT, INC.

ATTEST:

By *Susan G. Tucker*
Susan G. Tucker President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Susan G. Tucker
whose 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 23rd day of April 19 99

John L. Hartman, III

Notary Public