

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
Ronald L. Estes
116 King James Circle
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Ninety Eight Thousand and 00/100 Dollars (\$198,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Little Foot Construction Co., Inc., an Alabama Corporation** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Ronald L. Estes and Joyce M. Estes, husband and wife** (hereinafter 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 the County of **Shelby** and State of **Alabama**, to-wit:

Lot 5, according to the Survey of Spring Gate Estates, Phase 3, as recorded in Map Book 21, Page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$162,000.00 of the above purchase price is in the form of a mortgage in favor of Hilton Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Little Foot Construction Co., Inc.** has hereunto set its signature by **Yvette L. Trussell its President** on this the **12th** day of **May, 1999**.

Little Foot Construction Co., Inc.

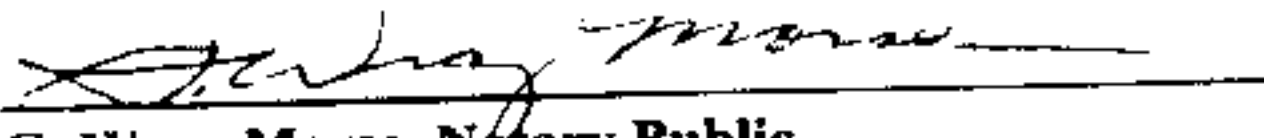


Yvette L. Trussell, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Yvette L. Trussell as President of Little Foot Construction Co., Inc., an Alabama Corporation**, whose name 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, she as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the **12th** day of **May, 1999**.



G. Wray Morse, Notary Public

My Commission Expires: **9/10/2000**

Inst # 1999-20613

**05/17/1999-20613
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 44.50**