

SEND TAX NOTICE TO: JUAN C. OSPINA
2042 EAGLE PARK LANE
BIRMINGHAM, AL 35242

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$229,900.00) DOLLARS to the undersigned grantor, **FAITH HOMEBUILDERS, 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 **JUAN C. OSPINA and ANA M. OSPINA, 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 the County of Shelby, and State of Alabama, to-wit:

LOT 85, ACCORDING TO THE SURVEY OF EAGLE POINT, 12TH SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 23, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

\$209550.00 of the purchase price herein is from the proceeds of a purchase money mortgage executed this date and to be recorded simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their 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 it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by ED BEASLEY, VICE PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of June, 1999.

ATTEST:

FAITH HOMEBUILDERS, INC.

BY: 
ED BEASLEY, VICE PRESIDENT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **ED BEASLEY** whose name as VICE PRESIDENT of **FAITH HOMEBUILDERS, 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.

Given under my hand the 18th day of June, 1999.


Notary Public

My Commission Expires 1-3-00

Prepared by
Stewart & Associates, P.C.
3595 Grandview Parkway #250

Inst # 1999-26346

06/24/1999-26346
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
CO1 CRH 29.00