

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

Send Tax Notice to:
Sheila T. Rains
230 Summer Hill Drive
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 Forty Three Thousand Three Hundred Five and 00/100 Dollars (\$143,305.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Doyal Construction Company, Inc., an Alabama Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Sheila T. Rains, an unmarried woman (hereinafter referred to as GRANTEE), 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 48-A, according to the resurvey of Summer Brook, Sector 5, Phase 6, as recorded in Map Book 24, page 41, in the Probate Office of Shelby County, Alabama.

Note: \$100,000.00 of the above purchase price is in the form of a mortgage in favor of MortgageSouth, L.L.C., 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 GRANTEE 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 GRANTEE, her 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Doyal Construction Company, Inc. has hereunto set its signature by Hunter Doyal its Vice-President on this the 1st day of October, 1999.

Doyal Construction Company, Inc.



Hunter Doyal, Vice-President

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a notary public in and for said county in said state, hereby certify that Hunter Doyal as Vice-President of Doyal Construction Company, 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, he 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 1st day of October, 1999.



G. Wray Morse, Notary Public

My Commission Expires: 9/10/2000

Inst # 1999-41406

10/05/1999-41406
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 52.00