

This instrument was prepared by

Send Tax Notice To: Mark A. Dempsey

(Name) Larry L. Halcomb

name

289 Woodbury Drive

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35147

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

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED TWELVE THOUSAND ONE HUNDRED EIGHTEEN AND NO/100
DOLLARS (\$212,118.00)

to the undersigned grantor, Macsan Builders, 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 Mark A. Dempsey and wife, Shannon Dempsey

(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, AL to-wit:

Lot 814, according to the Survey of Forest Parks, 8th Sector, Phase 2, as recorded in Map Book 25, Page 131, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 2000.

Subject to restrictions & covenants; restrictions as shown on recorded map; rights-of-way to Alabama Power Company; rights outstanding under those certain easement agreements conveyed to Shelby County; and terms, conditions, covenants, easements & release of damages, of record.

\$ 200,587.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-45824

11/08/1999-45824
11:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 20.50

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, R. Scott McDanal who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of November 1999

Macsan Builders, Inc.

ATTEST:

By R. Scott McDanal, President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, Larry L. Halcomb
State, hereby certify that R. Scott McDanal
whose name as President of Macsan Builders, 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 and official seal, this the 2nd day of November 1999

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002