

This instrument was prepared by

Send Tax Notice To: JOSEPH MAZLOOM

(Name) GENE W. GRAY, JR.

name

125 LINWOOD ROAD

address

(Address) 2100 SOUTHBIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35247
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 SEVENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---
-----DOLLARS (\$278,500.00)

to the undersigned grantor, MEGA BUILDERS, INC.

----- a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JOSEPH MAZLOOM AND KAY MAZLOOM

(herein 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 SHELBY COUNTY, ALABAMA to-wit:

LOT 465, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 23 PAGE 99 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1998-3109 AND INST. #1998-23896.

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED BOOK 124, PAGE 519; DEED BOOK 139, PAGE 127; DEED BOOK 133, PAGE 210; DEED BOOK 126, PAGE 191; DEED BOOK 126, PAGE 192 AND DEED BOOK 126, PAGE 323. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 236, PAGE 829 AND AMENDED BY INSTRUMENT TO BE RECORDED IN PROBATE OFFICE TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN MISC. BOOK 50 PAGES 965, 969, 973 AND 977; DEED BOOK 81, PAGE 417 AND MISC. BOOK 53, PAGE 363.

RELEASE OF DAMAGES AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1996-31156. COVENANTS REGARDING SANITARY SEWER AS SET OUT IN INST. #1997-25449 AND INST. #1997-25446.

EASEMENT AGREEMENT TO SHELBY COUNTY AS SET OUT IN INST. #1993-3962.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 23, PAGE 99 A & B.

\$240,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD, To the said 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, its successors and assigns, covenant with said GRANTEES 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, ROBERT L. CLARK, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November 1999

MEGA BUILDERS, INC.

ATTEST:

By ROBERT L. CLARK, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.

a Notary Public in and for said County in said

State, hereby certify that ROBERT L. CLARK
whose name as PRESIDENT of MEGA 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 30th day of

November 1999

GENE W. GRAY, JR.

Notary Public