

This instrument was prepared by

Send Tax Notice To: DAVID L. BOYD

(Name) GENE W. GRAY, JR.

name

203 LINWOOD ROAD

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638

STERBETT, ALABAMA 35147

BIRMINGHAM, ALABAMA 35209

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 NINE THOUSAND NINE HUNDRED AND NO/100

DOLLARS (\$279,900.00)

to the undersigned grantor, MEGA 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 DAVID L. BOYD AND WIFE, ANNA M. BOYD

(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, ALABAMA to-wit:

LOT 452, ACCORDING TO THE SURVEY OF FORBET PARKS, 4TH SECTOR, 1ST PHASE, AS RECORDED IN MAP BOOK 23, PAGE 99 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

AD VALOREM 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.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 236, PAGE 829.

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, PAGE 965, 969, 973 AND 977; DEED 81, PAGE 417 AND DEED BOOK 53, PAGE 262.

RELEASE OF DAMAGE(S) AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1996-31156.

COVENANTS AS TO SANITARY SEWER AS SHOWN IN INST. #1997-25449 AND INST. #1997-25446.

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

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

RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 139, PAGE 127; DEED BOOK 133, PAGE 210; DEED BOOK 126, PAGE 191; DEED BOOK 126, PAGE 192; DEED BOOK 126, PAGE 323 AND DEED BOOK 124, PAGE 519.

\$60,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, ROBERT L. CLARK who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of May, 2000.

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 15th day of

May, 2000

GENE W. GRAY, JR.

Notary Public

Inst # 2000-16833

05/23/2000-16833
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

101 MS 200.20