20050901000452160 1/2 $15.00
Shelby Cnty Judge of Probate,AL
09/01/2005 10:53:20AM FILED/CERT

This Instrument Was Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

$386,900.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Mayhall Builders, Inc.an Alabama Corp., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Tiffany Davis and Christopher Davis, wife and husband, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 44 according to the Survey of Sterling Gate, Sector 3, Phase 4 as recorded in Map Book 34, Page 35, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

$309,520.00 was paid from a first mortgage recorded herewith. #77380.00 pd from a 2nd mortgage.

Send Tax Notice to:

418 Knightsbridge Drive

Alabaster, Alabama 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during

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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 GRANTEES,their 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF,the undersigned has hereunto set its signature by John A. Mayhall its on this the 22 day of August,2005.

Mayhall Builders, Inc.

John A. Mayhall

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that John A. Mayhall as President of Mayhall Builders, Inc. 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 22 day of August, 2005.

Notary Public

My Commission Expires:
05/29/04