

Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N 18th Street
Bessemer, Alabama 35020

Send Tax Notice To:
Brian K. Segars and Wendy Segars
110 Prescott Circle
Helena, AL 35080

CORPORATE GENERAL WARRANTY DEED/JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

(Lot Value is \$48,000⁰⁰)

KNOW ALL MEN BY THESE PRESENTS

THAT IN CONSIDERATION OF **TEN AND NO/DOLLARS (\$10.00)** to the undersigned grantor (whether one or more), a **corporation**, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **Jack Segars Heating & Air, Inc.**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto

Brian K. Segars and Wendy Segars

(herein referred to as Grantee(s)) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County**, Alabama to wit:

Lot 9, according to the Final Plat Prescott Place, as recorded in Map Book 33, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due.

\$317,050.00 of consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE(S) and his/her/their heirs, successors and assigns forever.

And said **corporation** does for itself, its successors and assigns, covenant with 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 it has 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(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Jack Segars Heating & Air, Inc.**, by Brian Segars, its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal this date: March 26, 2007

GRANTOR(S)

Jack Segars Heating & Air, Inc.

BY: Brian Segars (SEAL)
Brian segars, Its Vice President

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned notary public in for said State, hereby certify that, **Jack Segars Heating & Air, Inc.** by Brian segars, Its Vice President whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: March 26, 2007

Kellie A. Scoggins (Seal)
Notary Public - Kellie A. Scoggins
My Commission Expires: 1/29/09