

This instrument was prepared by

William J. Wynn, Attorney
(Name)

720 Massey Building, Birmingham, Alabama
(Address)

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

2922

That in consideration of --Forty-four Thousand and no/100--(\$44,000.00)--Dollars

See Mtg 361-502

to the undersigned grantor, B & W Homes, 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

J. C. Monroe, Sr. and wife, Shirley A. Monroe

(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 51, according to the survey of Kingwood, First Addition, as recorded in Map Book 6,
page 90 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Easement to Ala. Power Co. recorded in Vol. 55, page 454; Vol. 225, page 224; Vol 299, page 150, Vol. 299, page 156; Vol. 299, page 132; Vol. 299, page 138 and Vol. 299, page 144 in said Probate Office.
3. 35 foot building line and 10 foot easement on rear and north as shown by recorded map.
4. Restrictions contained in Misc. Vol. 15, page 892 and Misc. Vol. 16, page 361 in said Probate Office.
5. Agreement with Ala. Power Co. recorded in Misc. Vol. 16, page 354 in said Probate Office.

\$39,600.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

19770112000003420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
1977 JAN 12 AM 8:57
INSTRUMENT WAS FILED
See Mtg 361-502

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 con-
tingent 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 encum-
brances, unless otherwise noted above, 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, Bill Brantley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of January 1977

ATTEST:

B & W HOMES, INC.

By Bill Brantley President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Bill Brantley
whose name as President of B & W. Homes, 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 3rd day of January 1977.

Notary Public