This instrument [redacted] prepared by [redacted] [redacted]

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Six Thousand Nine Hundred and no/100----------Dollars

to the undersigned grantor, Coggins & Monzella Realty & Development Co., 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

Kenneth W. Carpenter and wife, Jessica H. Carpenter

(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 5, in Block 2, according to the Survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7, Page 83, in the Probate Office of Shelby County, Alabama.

Subject to:
1. Current taxes.
2. Restrictions as shown on recorded map.
3. 50 foot building line running back from Real Stick Road; also a 20 foot easement on the north west side of lot and a 20 foot easement running across the southwestern portion of lot as shown on recorded map.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 101, Page 536 and Deed Volume 175, Page 274.

BOOK 318 PAGE 529

$53,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19790322000034790 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/22/1979 12:00:00AM FILED/CERT

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, J. B. Monzella, III who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of March 19 79

COGGINS & MONZELLA REALTY & DEVELOPMENT CO., INC.

By J. B. Monzella, III President

ATTEST: STATE OF ALA. SHELBY CO. I CERTIFY THIS FILED IN MY OFFICE

Secretary

79 MAR 22 AM 9:48

Deed tax 1350
Rec. 150
Mtg. tax 135
Recording 1600
Recmtg. 389-475

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that J. B. Monzella, III whose name as President of Coggins & Monzella Realty & Development Co., 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 20th day of March 19 79

NOTARY PUBLIC STATE AT LARGE

Notary Public

CORLEY, MONCUS, HALBROOKS & GOINGS
2117 MAGNOLIA AVENUE