This instrument was prepared by

(Name) James J. Robinson, Attorney 56

(Address) 1600 Bank for Savings Building
Birmingham, Alabama 35203

19791102000143890 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/02/1979 12:00:00AM FILED/CERT

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 SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Eight Thousand and 00/100 ($58,000.00) Dollars,

to the undersigned grantor, Birmingham Trust National Bank, a national banking association, (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

Daniel G. Manuel and wife, Donna H. Manuel

(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 39, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1980, a lien, but not yet payable.
2. 40 foot building set back line as shown by record plat.
3. Easements over the Easterly 10 feet of subject property for public utilities, as shown by record plat.
4. Restrictions, conditions and limitations as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Miscellaneous Volume 21, Page 759, which contain no reversionary clause.
5. Easements to Alabama Power Company in Deed Book 216, Page 608, and Deed Book 239, Page 915, in said Probate Office.
6. Easements to South Central Bell Telephone Company in Deed Book 307, Page 661.
7. Easements to Alabama Power Company and South Central Bell Telephone Company in Deed Book 309, Page 392, in said Probate Office.
8. Subject to all outstanding statutory rights of redemption existing by virtue of foreclosure as evidenced in foreclosure deed recorded in Deed Book 321, Page 91, in the Probate Office of Shelby County, Alabama.

BOOK 323 PAGE 63

$52,200.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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 / Senior Vice President, James R. Beaird who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of Oct. 1979.

ATTEST: [signature]
Secretary

BIRMINGHAM TRUST NATIONAL BANK
By [signature]
James R. Beaird, Senior Vice President

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
1979 NOV -2 AM 8:19
JUDGE OF PROBATE

Deed 6.00 Rec Mtg. 397-945
Rec. 1.50
Ind. 1.00
8.50

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, The Undersigned a Notary Public in and for said County in said State, hereby certify that James R. Beaird, whose name as Sr. Vice President of Birmingham Trust National Bank, a national banking association is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 national banking association.

Given under my hand and official seal, this the 30th day of October 1979.

[signature] Notary Public
My Commission Expires Feb. 9, 1982

ROBERT O. DRIGGERS
1736 OXMOOR ROAD
P. O. BOX 58023
HOMEWOOD, ALABAMA 35209