

This instrument was prepared by:

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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,

For consideration of Ninety Nine Thousand and no/100-----DOLLARS

to the undersigned grantor, Lowder Construction Company of Alabama, 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

George Sanford Grogan and Nancy W. Grogan

(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 31, Block 1, according to the Town of Adam Brown, Phase Two as
recorded in Map Book 8, page 25 in the Probate Office of Shelby County,
Alabama.

Subject to easements and restrictions of record and current year
ad valorem taxes.

NOTE: \$70,000.00 of the above recited purchase price was paid from
a mortgage loan closed simultaneously herewith.

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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,

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 Vice President, John M. Sadler
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of December 19 80

ATTEST: Deed 2900 Secmtg. #08-507
Rec. 1.50
Ind. 1.00
31.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
SECRETARY WAS FILED

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

1980 DEC 16 AM 9:32

By John M. Sadler, Vice President
Lowder Construction Company of
Alabama, Inc.

I, the undersigned John M. Sadler a Notary Public in and for said County in said
State, hereby certify that John M. Sadler
whose name as Vice President of Lowder Construction Company of Alabama, 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 12th day of December 19 80

My Commission Expires May 26, 1982
Notary Public