

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
02/02/1981 00:00:00 FILED/CERTIFIED

(Name) James J. Odom, Jr.
2154 Highland Ave.
(Address) Birmingham, Alabama

Form 1-1-7 Rev. 9-70

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 Sixty-four Thousand, Nine Hundred and No/100----Dollars

to the undersigned grantor, Cornerstone Properties, 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

David A. Mondt and Dreama Mondt

(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 29, in Block 7, according to Survey of Southwind, Fourth Sector,
as recorded in Map Book 7, Page 97, in the Office of the Judge of
Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A 35 foot building set back line from
Tahiti Terrace; (3) A 15 foot utility easement over North side and 5 foot
over West side as shown on recorded map; (4) Restrictions recorded in
Misc. Book 27, Page 978; (5) Permit to Alabama Power Co. recorded in
Deed Book 316, Page 359; (6) Easements regarding underground cables,
recorded in Misc. Book 28, Page 646; (7) Agreement with Alabama Power
Company recorded in Misc. Book 28, Page 647.

\$61,650.00 of the purchase price recited above was paid from 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 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, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of Jan., 19 81.

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

Secretary

CORNERSTONE PROPERTIES, INC.

By

President

1981 FEB -2 AM 9:39

Donald M. Acton,

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Donald M. Acton
whose name as President of Cornerstone Properties, 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 30th day of

January

19 81.

ODOM, J. J. ODOM, JR.

P. O. BOX 3408-A

DECATUR, ALA.

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