

This instrument was prepared by:
 (Name) Daniel M. Spitler, Attorney
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

987
 Send Tax Notice to:
 (Name) Mr. Ronald S. Davenport, Sr.
 (Address) 115 Pintail Drive
Pelham, Alabama 35124

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) DOLLARS**

to the undersigned grantor, **SOUTH BREEZE REALTY CORP.** 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

RONALD S. DAVENPORT, SR. and wife, L. DIANE T. DAVENPORT

(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 9, according to the survey of Mallard Pointe, First Addition, as recorded in Map
 Book 11 page 86 in the Probate Office of Shelby County, Alabama; being situated in
 Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Pintail Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot on the rear
 and a 5 foot on the Southerly side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 164
 page 28 and corrected in Real 179 page 442 in Probate Office of Shelby County,
 Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
 Deed Book 127 page 395 in Probate Office of Shelby County, Alabama.

Right of way granted to South Central Bell by instrument recorded in Real 149 page
 198 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Real 167 page
 415 and corrected in Real 179 page 442 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 166
 page 67 and covenants pertaining thereto recorded in Real 160 page 670 in Probate
 Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$75,000.00 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 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 it **President,**
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of March 19 89.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

89 MAR 15 AM 10:00

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned

State, hereby certify that **James W. Elliott**
 whose name as **President of South Breeze Realty Corp.**

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 is 6th day of March

19 89

SOUTH BREEZE REALTY CORP.

By

1. **Deed Tax \$ 5500** President, James W. Elliott

2. **Mir. Tax**

3. **Recording Fee 250**

4. **Indexing Fee 100**

TOTAL

3850 Notary Public is and for said County in said