

(Name) Bob Fleming Sales & Insurance Co., Inc. (Diane Fleming)

(Address) #1 Cross Creek Trail, Pelham, AL 35124

Form 1-1-7 Rev. 1-66 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA } LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS, See Mtg 327-497

That in consideration of Twenty-Six Thousand Six-Hundred Dollars (\$ 26,600.00)

to the undersigned grantor, Shelby Enterprises, 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 Gus A. Montalbano & wife, Deborah F. Montalbano

(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 2, Block 8, according to the map and survey of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of-ways, limitations, if any, of record.

19721206000059880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/06/1972 12:00:00 AM FILED/CERT

23,400.00

BOOK 277 PAGE 515
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1972 DEC -6 AM 8:48
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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, Robert K. Fleming who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of December 1972.

ATTEST: SHELBY ENTERPRISES, INC.
By Robert K. Fleming President
Secretary

STATE OF Alabama }
COUNTY OF Shelby }

I, Linda D. Page a Notary Public in and for said County in said State, hereby certify that Robert K. Fleming whose name as the President of Shelby Enterprises, 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 4th day of December 1972.

Linda D. Page
Notary Public
My Commission Expires Aug. 30, 1976