

(Name) Michael J. Romeo, Attorney

(Address) 521 Massey Building, Birmingham, AL 35203

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 Thirty-Eight Thousand Nine Hundred & No/100 Dollars
See Mtg 343-181

to the undersigned grantor, Builders Realty & Development Company, 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

Joseph B. Monzella, III & wife, Carol Lynn Monzella

(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,

Lot 13, in Block 2, according to the Survey of Cahaba Valley Estates, Third
Sector, as recorded in Map Book 5, page 107, in the Office of the Judge of
Probate of Shelby County, Alabama. Minerals and mining rights excepted.
Situated in town of Pelham, Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable, October 1, 1975.
2. Restrictive Covenants and Conditions filed for record on August 1, 1972,
in Misc. Book 2 page 224.
3. 35 foot building set back line from Ryecroft Road.
4. 7.5 ft. Utility Easement on South side of said lot as shown on recorded
map of said subdivision.
5. Transmission line permit to Alabama Power Company dated May 9, 1940,
and recorded in Deed Book 108 page 378 and permit to Alabama Power Company
and Southern Bell Telephone and Telegraph Company dated Nov. 27, 1972, and
recorded Deed Book 277 page 640 in Probate Office.
6. Permit to South Central Bell recorded in Deed Book 276 page 39 in
Probate Office.
7. Title to minerals underlying caption lands with mining rights and
privileges as reserved in Deed Book 285 page 741 in Probate Office.
8. Encroachments of driveway on to 7.5 foot utility easement on South side
of subject property as shown by survey of Allen Whitley dated April 15,
1974.

\$33,000.00 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 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, Joseph B. Monzella, III,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of November 1974.

RECEIVED
SHELBY COUNTY
JUDGE OF PROBATE
OFFICE
1974 DEC 3 AM 8:00
FILE NUMBER 01
PAGE AS SHOWN ABOVE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Joseph B. Monzella, III a Notary Public in and for said County in said
State, hereby certify that
whose name as President of Builders Realty & Development Company, 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 26th day of November 1974.

Notary Public