

(Name) Robert O. Driggers, Attorney
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Nine Thousand Five Hundred and No/100-----
See Mtg 346-804

to the undersigned grantor, FRED L. McDANIEL, 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

STEPHEN P. ZELNAK, JR. and JUDY D. ZELNAK

(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 23, in Block 3, according to the survey of Wooddale, Second Sector,
as recorded in Map Book 5, Page 120, in the Probate Office of Shelby
County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1975, a lien but not yet due and payable.
2. 60 foot building line and 7.5 foot easement on rear, North and
East, as shown on recorded map.
3. Right of way to Alabama Power Company recorded in Volume 101,
Page 500 and Volume 101, Page 569, in the Probate Office of
Shelby County, Alabama.
4. Oil, Gas, Petroleum and Sulphur, as recorded in Volume 127,
Page 140, in said Probate Office.
5. Right of way to Alabama Power Company and Southern Bell Telephone
and Telegraph Company recorded in Volume 278, Page 470, in said
Probate Office.

\$49,500.00 of the consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
06/30/1975 12:00:00AM FILED/CERT

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 President, Fred L. McDaniel
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of June 19 75.

ATTEST:

FRED L. McDANIEL, INC.

Fred L. McDaniel
By Fred L. McDaniel, President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Fred L. McDaniel
whose name as President of Fred L. McDaniel, 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 June 19 75.

Robert O. Driggers
Notary Public
My Commission Expires May 8, 1978