

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

(Name) Dora Ellen P. Phillips

(Address) P.O. Box 416, Pelham, Ala. 35124

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

State of Alabama

SHELBY

County



19750821000045390 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/21/1975 12:00:00AM FILED/CERT

That in consideration of Three Thousand & No/100 ----- (3,000.00) ----- Dollars

to the undersigned grantor, J & M Development Corporation 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

Joyce Culpepper as Guardian of the Estate of Vivian Davis

(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

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 36, Township 19  
South, Range 3 West, and run thence East along the North boundary of said  
1/4-1/4 Section a distance of 332.13 feet to point of beginning of the property  
herein conveyed; thence continue in the same direction along the northern  
boundary of said 1/4-1/4 Section a distance of 278.0 feet to a point; thence  
turn an angle of 107 deg. to the right and run Southwesterly a distance of  
36.60 feet to a point; thence turn to the right and run Westerly parallel  
with the northern boundary of said 1/4-1/4 Section a distance of 267.30 feet  
to a point; thence turn to the right and run north a distance of 35.0 feet  
to point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death  
of either of them, then 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 it is law-  
fully 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 for-  
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT Carlos H. Johnson  
who is authorized to execute this conveyance, has hereto set its signature and seal, the the 1st day of  
August 19 75

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ATTEST:

J & M DEVELOPMENT CORPORATION

By: *[Signature]*  
Carlos H. Johnson President

Secretary

State of Alabama

SHELBY

County

I, the undersigned, a Notary Public in and for said  
county in said state, hereby certify that Carlos H. Johnson,  
whose name as President of the J & M Development Corporation,  
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 1st day of August, 1975

*[Signature]*  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY  
1975 AUG 21 AM 8:58  
RECORDED  
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INSTRUMENT WAS FILED