

This instrument was prepared by

(Name) Michael J. Romeo, attorney

(Address) 521 Massey Building, Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Two Thousand Five Hundred & No/100 Dollars

See Mtg 354-470

to the undersigned grantor, Denman Construction 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

Douglas G. Gray & wife, Alyne M. Gray

(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:

Part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West,
Shelby County, Alabama, being more particularly described as follows:
From the southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in a westerly direc-
tion along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 621.00
feet, thence turn an angle to the right of 115°14' and run in a northeast-
erly direction for a distance of 969.30 feet, thence turn an angle to the
right of 122°48' and run in a southeasterly direction for a distance of
165 feet to the point of beginning, thence continue along the last men-
tioned course for a distance of 174.56 feet to the point of curve of a
curve to the right, said curve having a central angle of 113°24' and a
radius of 20 feet, thence southerly and southwesterly along the arc of said
curve for a distance of 39.58 feet to the end of said curve and beginning
of a curve to the left, the two curves having a common tangent, said curve
having a central angle of 31°58'30" and a radius of 193.19 feet, thence run
southwesterly along the arc of said curve for a distance of 107.81 feet,
thence turn an angle to the right and run in a northwesterly direction
along a lien radial to said curve for a distance of 151.98 feet, thence
turn an angle to the right of 88°04.5' and run in a northeasterly direction
for a distance of 158.78 feet, more or less, to the point of beginning.

(Continued on reverse side)



19760512000042950 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/12/1976 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, Henry Denman, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of May 1976.

ATTEST:

DENMAN CONSTRUCTION COMPANY, INC.

By *Henry Denman, Jr.*
Henry Denman, Jr., President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Henry Denman, Jr.
whose name as President of Denman Construction 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 5th day of

May

1976.

[Signature]
Notary Public

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1976.
2. Easements to Alabama Power Co. in Deed Book 129, page 564.
3. Mineral and mining rights and rights incident thereto, excepted.
4. Right of way and easements to Shelby County, Alabama in Deed Book 294, page 245.

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

1976 MAY 12 AM 11:01

Deed Book 295

Comed m. Joubert

JUDGE OF PROBATE

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



19760512000042950 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/12/1976 12:00:00AM FILED/CERT

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

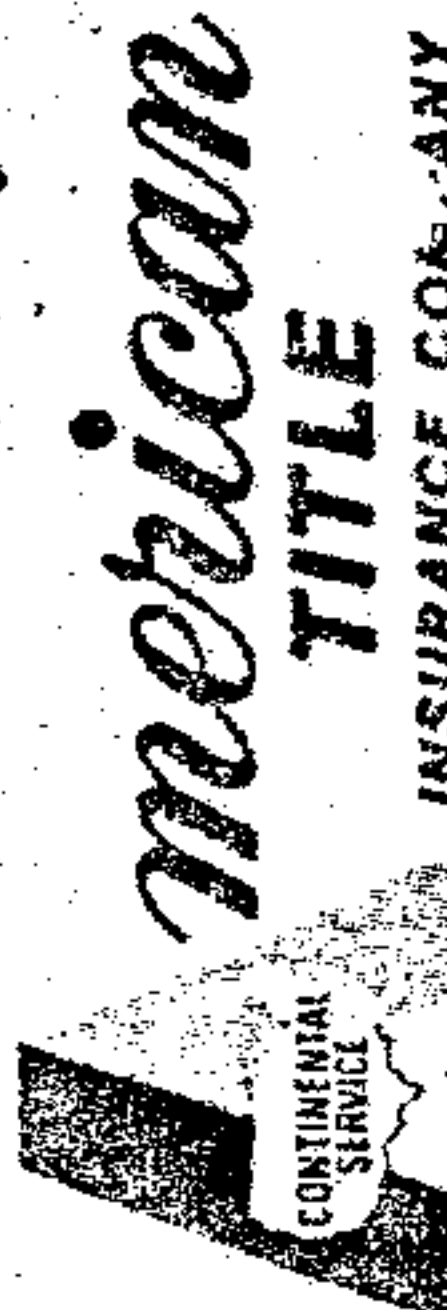
STATE OF ALABAMA
COUNTY OF

22.50
3.00
1.00
26.50

Recording Fee \$

Deed Tax \$

This form furnished by



REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA