

This instrument was prepared by

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Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand and no/100 - - - - - DOLLARS (\$60,000.00)

See Mtg 355-19 60,000 5/26/76 First Western Bank

to the undersigned grantor, Corsair Development, 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

Ralph H. Stephens, and wife, Lynda Stephens

(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;

Part of the NW 1/4 of SW 1/4 of Section 10, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at the NW corner of said 1/4-1/4 section, run in an easterly direction along the North line of said 1/4-1/4 section for a distance of 706.50 feet, more or less, to the Northwest corner of Lot 5, Gentle Forest, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 6, Page 63, thence turn an angle to the right of 51° 30' and run in a southeasterly direction along the west line of said Lot 5, for a distance of 158.50 feet, thence turn an angle to the right of 14° 53' and run in a Southeasterly direction and continue along the west line of said Lot 5, for a distance of 172.29 feet to the northwest corner of Lot 6, in said Gentle Forest, thence turn an angle to the right of 39° 37' and run in a Southwesterly direction along the west line of said Lot 6, for a distance of 212.04 feet, thence turn an angle to the left of 40° 35' and run in a Southeasterly direction along said west line of Lot 6, for a distance of 101.00 feet to the most southerly corner of said Lot 6, thence turn an angle to the right of 90° and run in a Southwesterly direction for a distance of 60 feet, thence turn an angle to the right of 90° and run in a Northwesterly direction for a distance of 79.00 feet, thence turn an angle to the left of 65° 13' and run in a Westerly direction for a distance of 759.11 feet to a point on the west line of said 1/4-1/4 section, said point being 528.19 feet south of the Northwest corner of said 1/4-1/4 section, thence turn an angle to the right of 88° 35' and run in a Northerly direction along the west line of said 1/4-1/4 section for a distance of 528.19 feet, more or less, to the point of beginning.

Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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, C. Ed Castleberry who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of May 1976

ATTEST
David F Fowler
Secretary

CORSAIR DEVELOPMENT, INC. corporation
By C Ed Castleberry President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned State, hereby certify that C. Ed Castleberry whose name as President of Corsair Development, 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,

a Notary Public in and for said County in said State

Given under my hand and official seal, this the 26th day of May 1976

19760531000050590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/31/1976 12:00:00AM FILED/CERT

Kanda U. Franklin
Notary Public
My Commission Expires Oct. 2, 1978

1976 MAY 31 AM 8:45
JUDGE OF PROBATE
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED