

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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,

1854

That in consideration of Forty Two Thousand and No/100-----

See Mtg 351-704

to the undersigned grantor, MARTIN & SONS, 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

JAMES R. VERNON and PHYLLIS K. VERNON

(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 7, according to Survey of Monte Bello, as recorded in Map Book
6, Page 23, in the Office of the Judge of Probate of Shelby County,
Alabama.

This conveyance is subject to the following:

1. Taxes for 1976 and subsequent years.
2. Restrictive covenants and conditions filed for record in Misc.
Book 8, Page 415.
3. 40 foot building set back line from Monte Bello Lane.
4. 15 foot utility easement across North side of said lot as shown
on recorded map of said subdivision.
5. Transmission line permit to Alabama Power Company and Southern
Bell Telephone and Telegraph Company recorded in Deed Book 289, Page
422 in said Probate Office.

\$39,900.00 of the consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

19760622000057600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/22/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 JAN 22 AM 10:53
Recd Jan 3, 50
Clerk of Probate
JUDGE OF PROBATE

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, LENORD L. MARTIN
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of January 1976.
MARTIN & SONS, INC.

ATTEST:

By *Lenord L. Martin*
LENORD L. MARTIN, President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that LENORD L. MARTIN
whose name as President of MARTIN & SONS, 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

Given under my hand and official seal, this the 20th day of January

Robert O. Driggers
Notary Public

My Commission Expires May 18, 1979

BOOK 286 PAGE 609