

This instrument was prepared by

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(Name) Daniel M. Spitler, Attorney

(Address) 700 City National Bank Building - Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Four Thousand Seven Hundred Fifty and No/100---DOLLARS

See Mtg 356-45

to the undersigned grantor, R. & A. Construction Co., 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

Jeffrey E. Wayne and wife, Ann M. Wayne

(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 37, according to the Survey of Kingwood, as
recorded in Map Book 6, Page 40, in the Probate
Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$42,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously
herewith.



19760708000063260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/08/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL -8 AM 9:22
Deed Book 7 300
Consolidated
JUDGE OF PROBATE

BOOK 299 PAGE 712

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, unless otherwise noted above, 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 Vice President, James O. Runyans
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of July, 1976.

ATTEST:

R. & A. CONSTRUCTION CO., INC.

By *James O. Runyans*
VICE 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 James O. Runyans
whose name as Vice President of R. & A. Construction Co., 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 2nd day of July 1976.

Deborah Spivey
Notary Public