

This instrument was prepared by

(Name) William J. Wynn

(Address) 720 Massey Building, Birmingham, Alabama

812

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 Nine Hundred -and no/100 -----

See Mtg 357-505

to the undersigned grantor, B & W Homes, 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

Donald Roy Farmer and Take Farmer

(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 49, according to the survey of Kingwood, First Addition,  
as recorded in Map Book 6, Page 90 in the Probate Office of  
Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easement to Alabama Power Company recorded in Volume 55, Page 454; Volume 225, page 224; Volume 299, page 150; Volume 299 page 156; Volume 299 Page 132; Volume 299 Page 138 and Volume 299 page 144, in the Probate Office of Shelby County, Alabama.
3. 35 foot building line and 10 foot easement on south and east sides as shown on recorded map.
4. Restrictions contained in Misc. Volume 15, page 892 and Misc. Volume 16, page 354, in said Probate Office.

\$44,900.00 of the above recited purchase price was paid from a mortgage  
loan closed simultaneously herewith.

BOOK 300 PAGE 626

197608310000083520 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/31/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
CLERK OF THE COURT  
1976 AUG 31 AM 8:33  
Deed July 50  
Consolidation  
JUDGE OF PROBATE  
INSTRUMENT WAS FILED

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 President, J. W. Brantley  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August 19 76

ATTEST:

B & W HOMES, INC.,

By J. W. Brantley 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 J. W. Brantley  
whose name as President of B & W Homes, 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 26th day of August

19 76.

Notary Public