

This instrument was prepared by

(Name) M. J. Romeo, Attorney 10628

(Address) 521 Massy Bldg, B'ham, Ala

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 Sixty-Eight Thousand Five Hundred and No/100

to the undersigned grantor, Denman Construction Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto Andy R. Hicks and wife,
Carole D. Hicks

(herein referred to as GRANTEEES) 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

Lot 20, in Block 5, according to Survey of Indian Valley, Sixth Sector, as recorded
in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama,
Situated in Shelby County, Alabama.

Subject To:

1. Ad valorem taxes due October 1, 1977.
2. Restrictive covenants and conditions recorded in Misc. Book 2, Page 298, and in Misc. Book 2, Page 885, and amended restrictions recorded in Misc. Book 9, Page 143.
3. 35-foot building set back line from Osceola Drive.
4. Utility easement across North, East and South sides as shown on recorded map.
5. Easement to The Five T's, Inc., recorded in Deed Book 284, Page 885, in Probate Office.
6. Transmission line permits to Alabama Power Company recorded in Deed Book 104, Page 213, and in Deed Book 107, Page 121, in Probate Office.
7. Title to minerals underlying caption lands with mining rights and privileges relating thereto.

BOOK 306 PAGE 471

\$ 52,500 of its purchase price
recited above was paid from mortgage
loan closed simultaneously herewith.


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Shelby Cnty Judge of Probate, AL
07/06/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Henry C. Denman, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1 day of July 1977

ATTEST: STATE OF ALA. SHELBY CO. DENMAN CONSTRUCTION COMPANY, INC.
SECRETARY
By Henry C. Denman, Jr.
President

STATE OF Alabama }
COUNTY OF Shelby }
Thomas G. Snowdon, Jr.
JUDGE OF PROBATE
1977 JUL -6 AM 9:16
Dec 24/1600
Rec. 150
100
1850

I, Michael J. Romeo a Notary Public in and for said County in said
State, hereby certify that Henry C. Denman, Jr.
whose name as the 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 1 day of July 19 77
Michael J. Romeo
Notary Public

B'ham