

This instrument was prepared by

(Name) Ferree & Armstrong, Attorneys at Law

244

(Address) P. O. Box 1007, Alabaster, Al 35007

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 THIRTY-EIGHT THOUSAND AND NO/100 (\$38,000.00)-----DOLLARS

to the undersigned grantor, J & R 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

Thomas Henry Fortenberry and wife, Darlene Fortenberry

(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:

From the Northwest corner of Fractional Section 12, Township 24 North, Range  
12 East, run South along the West boundary line of said Section 12 a distance  
of 510 feet; thence turn an angle of 79 deg. 27 min. to the left and run a  
distance of 266.5 feet to the point of beginning of the parcel herein described;  
thence continue along the same course a distance of 236.5 feet to a point;  
thence turn an angle of 79 deg. 27 min. to the right and run a distance of  
170.0 feet; thence turn an angle of 100 deg. 33 min. to the right and run a  
distance of 236.5 feet; thence turn an angle of 79 deg. 27 min. to the right  
and run a distance of 170.0 feet to the point of beginning.

Subject to transmission line permits to Alabama Power Company and easement  
to the Water Works Board of the Town of Montevallo for water lines.

BOOK 311 PAGE 400

19780410000043020 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/10/1978 12:00:00AM FILED/CERT

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, Jerry W. Hinds,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of April, 1978

ATTEST:

J & R HOMES, INC.

By

Jerry W. Hinds

President

STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.  
I CERTIFY THAT  
NOTRUMENT WAS FILED

1978 APR 10 AM 8:56

I, the undersigned, Jerry W. Hinds, a Notary Public in and for said County in said  
State, hereby certify that Jerry W. Hinds,  
whose name as President of J & R 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 7th day of April, 1978.

My Commission Expires Nov. 7, 1979

Notary Public

Ferree & Armstrong