

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Building, Birmingham, Alabama 808

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 JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Forty-four Thousand Two Hundred and no/100 (\$44,200.00)--Dollars

to the undersigned grantor, Scenic Custom 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

H. Frank Barnett and wife, Shelia W. Barnett

(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 3, 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. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Restrictive covenants in Misc. Book 8, page 415.
3. 40 foot building set back line from Monte Bello Lane.
4. 20 foot utility easement across North side of said lot as shown on recorded map of said subdivision.
5. Transmission line permit to Ala. Power Co. and Southern Bell Tele. & Tele. Co. dated 9/14/74 recorded in Deed Book 289, page 422 in said Probate Office.

\$39,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 1978 APR 25 AM 8:23
 See Mtg. 377-220
 deed fee - 4.50
 Rec. 1.50
 1.00
 7.00
 Thomas L. Foster, Jr.
 JUDGE OF PROBATE

19780425000049120 1/1 \$.00
 Shelby Cnty Judge of Probate, AL
 04/25/1978 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 contingent 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 encumbrances, 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, Scenic Custom Homes, Inc. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of April 19 78.

ATTEST: _____ Secretary

SCENIC CUSTOM HOMES, INC.
By Nolan K. Parker, Vice Pres President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that whose name as Vice President of Scenic Custom 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 21st day of April 19 78.
Lynnda R. Jackson
Notary Public

BOOK 311 PAGE 639