

This instrument was prepared by

2099

(Name) Michael F. Bolin, Attorney at Law

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35223

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Three Thousand and NO/100-----Dollars.
(\$63,000.00)

to the undersigned grantor, H. Walker & Associates, 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 F. Gardner and wife Beth B. Gardner

(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 14, according to the map and survey of Royal Oaks, First Sector, as recorded
in Map Book 7, Page 17, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes due in the year 1978.

Thirty foot Building line as shown by recorded plat.

Ten feet along the rear for public utilities, storm sewer and open drainage,
as shown by recorded plat.

Restrictions as recorded in Volume 24, Page 699, in the Probate Office of Shelby
County, Alabama.

\$56,700.00 of the purchase price was paid from a mortgage loan closed simultaneously
herewith delivery of this deed.



19780706000087070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/06/1978 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,

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 VicePresident, B. J. Jackson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of June 1978.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

H. Walker & Associates, Inc.

By

B. J. Jackson

Vice President

1978 JUL -6 AM 9 50

See Tax - 650
See Dtg 380-297
Rec - 150
900

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that B. J. Jackson
whose name as Vice President of H. Walker & Associates, 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 June

1978

NOTARY
PUBLIC
STATE OF ALABAMA
my commission expires: 1-24-82

Jackson
COMPANY