

This instrument was prepared by

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Odom, May & DeBuys
(Address) 620 North 22nd Street, Birmingham, AL

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 (\$52,900.00) Fifty-two Thousand Nine Hundred and no/100-----DOLLARS

to the undersigned grantor, Cornerstone Properties, 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

Derrick J. Romano and Melanie C. Romano

(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 44, in Block 1, according to the Survey of Southwind, Third Sector, as
recorded in Map Book 7, Page 25, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter.
(2) 35-foot building set back line from Tropical Lane. (3) 10-foot utility
easement across South and East sides of said lot as shown on recorded map of
said subdivision. (4) Transmission line permit to Alabama Power Company dated
Nov. 2, 1977, recorded in Deed Book 309, Page 375, in Probate Office. (5) Res-
trictions filed for record in Misc. Book 23, Page 535, in Probate Office.
(6) Restrictions as to underground cables, recorded in Misc. Book 24, Page 434, in
Probate Office. (7) Agreement with Alabama Power Company recorded in Misc. Book 24,
Page 439, in Probate Office.

\$50,250.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
08/02/1978 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, except as stated 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, Donald M. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of August 19 78.

CORNERSTONE PROPERTIES, INC.

ATTEST:

STATE OF ALABAMA
COUNTY OF JEFFERSON

By Donald M. Acton
Donald M. Acton President

Sumtg. 381-241

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Donald M. Acton
whose name as President of Cornerstone Properties, 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 1st day of August 19 78.

ODOM, MAY & DEBUYS