

This instrument was prepared by

(Name) Donald L. Newsom of Corretti, Newsom & Rogers

1202

(Address) 529 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and No/100 (\$120,000.00)

to the undersigned grantor, Ma-Jer, 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

Samuel T. Christian and wife, Nancy L. Christian

(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

Lot 12, according to the survey of Riverchase Country Club, First,
Addition as recorded in Map Book 6, Page 143, in the Probate Office
of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year, 1978.

Subject to easement as shown by recorded map.

Subject to mineral and mining rights and rights incident thereto recorded in
Volume 127, Page 140, in the Probate Office of Shelby County, and in Volume
339, Page 532, in the Bessemer Division of the Probate Office of Jefferson
County, Alabama.

Subject to restrictions contained in Misc. Volume 14, Page 460; Misc. Volume
14, Page 536; Misc. Volume 15, Page 189; Misc. Volume 17, Page 550; Misc.
Volume 15, Page 702 and Misc. Volume 22, Page 756, in the Probate Office of
Shelby County, Alabama.

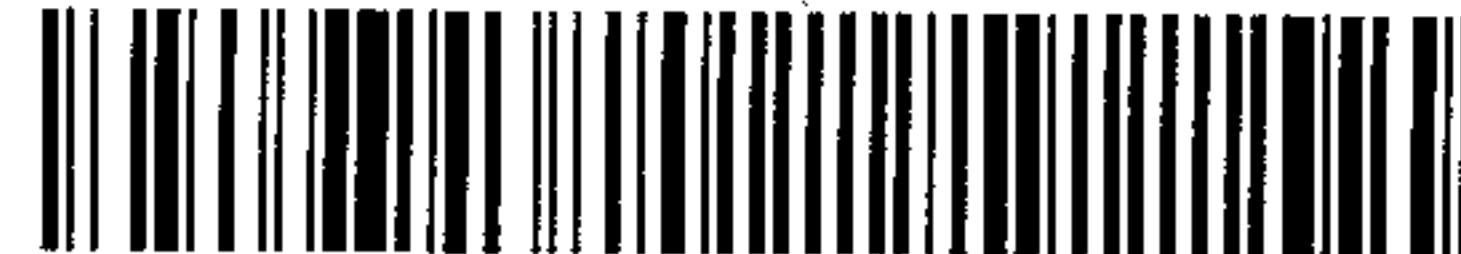
Subject to easement to South Central Bell recorded in Volume 300, Page 254,
in the Probate Office of Shelby County, Alabama.

Subject to right of way recorded in Volume 305, Page 293, in said Probate
Office.

Subject to Agreement to Alabama Power Company recorded in Misc. Volume 23, Page
626, in said Probate Office.

Samuel T. Christian is one and the same person as S. T. Christian.

\$80,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously with delivery of this deed.



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Shelby Cnty Judge of Probate, AL
08/25/1978 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 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 President, Maxwell L. Thompson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of August 19 78

ATTEST:

Ma-Jer, Inc.

By Maxwell L. Thompson
(Maxwell L. Thompson) President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Maxwell L. Thompson
State, hereby certify that
whose name as President of Ma-Jer, 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 August 19 78.

