

This instrument was prepared by

1402

(Name) William J. Wynn

(Address) 621 City Federal Building, Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Three Thousand One Hundred Twenty-Five and no/100 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

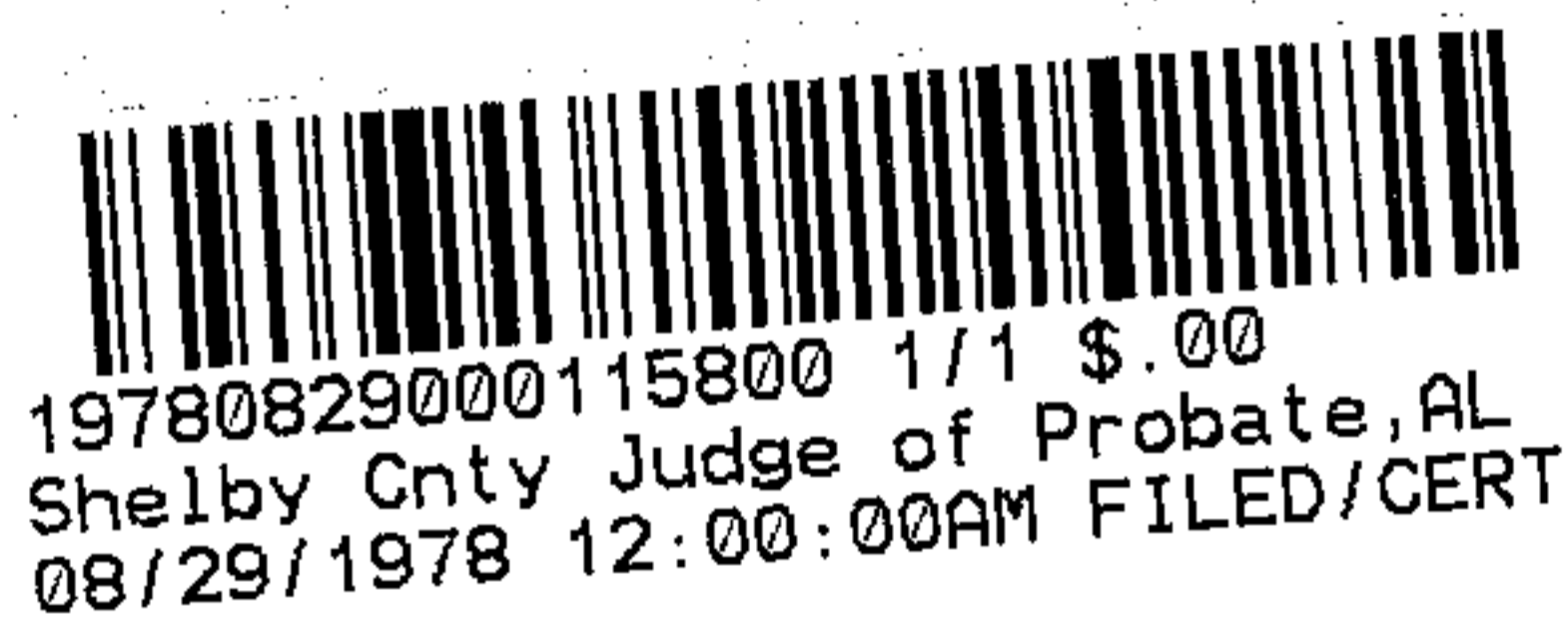
Roland E. Courtney, III. and wife, Deborah L. Courtney

(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 11, Block D, Fox Haven, First Sector according to plat recorded in Map Book 7, Page 35, which said map was amended in Map Book 7, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes for the year 1978, which said taxes are not due and payable until October 1, 1978.
2. Any and all easements, covenants, building setback lines as recorded in said Probate Office.



50,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, J & R Homes, Inc.

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 25 day of August 19 78

ATTEST:

By *[Signature]* President
Jerry W. Hinds

STATE OF Alabama
COUNTY OF Jefferson

Secretary

Rec'd 300
Rec'd 150
Sub 100
550

Security 382-424

I, the undersigned 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, J & R Homes, Inc.

Given under my hand and official seal, this the 25 day of August 1978.

[Signature]
Notary Public

William J. Wynn
621 City Federal Bldg.
Birmingham, AL