

This instrument was prepared by

1581

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FIVE THOUSAND NINE HUNDRED and no/100ths --- Dollars

to the undersigned grantor, BRANDYWINE CORPORATION 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

RICHARD ALONZO COVINGTON and SHARON H. COVINGTON

(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 8, according to Survey of BRANDYWINE - Second Sector, as recorded
in Map Book 7, Page 6, in the Probate Office of Shelby County, Alabama.
Situated in the Town of Helena, Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for 1978 and subsequent years.
2. 40-foot building set back line from MacQueen Circle.
3. Utility easements as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions filed for record on Sept. 16, 1977, in Misc. Book 21, Page 759.
5. Transmission line permits to Alabama Power Co. recorded in Deed Book 216, Page 608, and in Deed Book 239, Page 915, in Probate Office.
6. Permit to South Central Bell Telephone Co. dated August, 1977, recorded in Deed Book 307, Page 661, in Probate Office.
7. Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 309, Page 394, in Probate Office.

\$46,900.00 of the consideration recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
08/31/1978 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, Lenord Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August 1978

ATTEST:

BRANDYWINE CORPORATION

By Lenord Martin President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Deed tax - 9.00
Rec. 1.50
1.00
11.50
Sec mty - 382.509

I, the undersigned
State, hereby certify that Lenord Martin
whose name as President of Brandywine Corporation
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 29th day of August 1978.

Robert O. Driggers
Notary Public

ROBERT O. DRIGGERS

POST OFFICE BUILDING
2824 LINDEN AVENUE
HOMEWOOD, AL 35209