

This instrument was prepared by

1393

(Name) Michael Bolin

(Address) 933 Frank Nelson 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 Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00)-----Dollars

to the undersigned grantor, Stix and Stones Builders, 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

Glen P. Gainer and wife Tina S. Gainer

(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 16, in Block 1, according to the Survey of Kirkwall, a Subdivision of Inverness,
as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate of Shelby
County, Alabama.

Subject to: Ad valorem taxes for the year 1978.

Easements for public utilities, as shown by record plat.

Restrictions, conditions and limitations in Misc. Vol. 20 Page 159 which contain no
reversionary clause.

Agreements with Alabama Power Co. in Misc. Vol. 20, page 626.

Restrictive Covenants to underground cables in Misc. Vol. 20, Page 629, which contain
no reversionary clause.

Easements to Alabama Power Co. in Deed Book 307, Page 423.

\$104,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

19781004000133880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/04/1978 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, P. S. Parker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of September 19 78.

ATTEST:

Stix and Stones Builders, Inc.

STATE OF Alabama
COUNTY OF Jefferson

NOTARY PUBLIC
JUDGE OF PROBATE
173 OCT -4 AM 9:30

Deed 26.00
Rec. 1.50
Dud. 1.00
28.50
Sec mty. 383 - 729

I, the undersigned
State, hereby certify that P. S. Parker
whose name as President of Stix and Stones Builders, 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 25 day of September 19 78.

JACKSON
COMPANY

100 CORK DRIVE

Notary Public