

This instrument was prepared by
J. Dan Taylor
(Name) Smyer & White
2025 4th Avenue North
(Address) Birmingham, Alabama 35203

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Four Thousand Four Hundred and no/100
(\$74,400.00) Dollars

to the undersigned grantor, Hinton Construction & Development Co., 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

Kenneth M. Fountain and Bonnie M. Dinsmore, both unmarried
(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 45, Survey of Wagon Trace, as recorded in Map
Book 6, Page 140, in the Office of the Judge of
Probate, Shelby County, Alabama.

- Subject to:
- (1) All recorded mineral and mining rights;
 - (2) All recorded easements and rights-of-way;
 - (3) All recorded covenants pertaining to the above described
real property.

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Shelby Cnty Judge of Probate, AL
11/07/1978 12:00:00AM FILED/CERT

\$66,950.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

ATTEST: Hinton Construction & Development Co., Inc.

By Secretary President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that T. Denson Hinton
whose name as President of Hinton Construction & Development Co., Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, and 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 24th day of October 19 78.

NOTA
SUB

Marion D. Clark
Notary Public

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