

This instrument was prepared by

(Name).....CLAIBORNE P. SEIER, ATTORNEY AT LAW.....769

(Address).....3349 Montgomery Highway, Birmingham, Alabama 35209.....

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Nine Thousand, Nine Hundred and no/100 (\$49,900.00) Dollars

to the undersigned grantor, Bryant 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 Jacob F. Maggs and Patsy M.
Maggs

(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

Lot 40, according to the survey of Brandywine, First Sector, as recorded
in Map Book 7, page 7, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights of way and building lines of
record.

Subject to taxes for 1979.

\$41,900.00

.....of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.



19781229000171740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1978 12:00:00AM FILED/CERT

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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, unless otherwise noted above, 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, James J. Bryant
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 19 78
BRYANT HOMES, INC.

ATTEST:

STATE OF ALA. SHELBY CO.
CLAIBORNE P. SEIER, JR.
Secretary

By James J. Bryant
JAMES J. BRYANT President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1978 DEC 20
AM 9:31
Deed tax - 8.00
1.50
10.50

I, Claiborne P. Seier, a Notary Public in and for said County in said
State, hereby certify that James J. Bryant
whose name as President of Bryant 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,

Given under my hand and official seal, this the 18th day of December 1978

Claiborne P. Seier
Notary Public