

This instrument was prepared by

243

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

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 Eighty-Nine Thousand Five Hundred and no/100-----Dollars

to the undersigned grantor, Davenport Companies, 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

Jack A. Hempfling and wife, Gail H. Hempfling

(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 44, according to the survey of Quail Run, as recorded in Map Book 7, Page 22,
in the Probate Office of Shelby County, Alabama, Less and except that part conveyed
in Vol. 314, page 792, more particularly described: Commence at the Northeast
corner of said Lot 44; thence in a Northwesterly direction along the Northeasterly
line of said Lot 44, a distance of 46.59 feet to the Point of Beginning; thence
continue along last described course a distance of 150.42 feet to the most Northerly
corner of said Lot 44; thence 69 degrees 50 minutes 21 seconds left in a Southwesterly
direction a distance of 18.22 feet (18.0 feet recorded); thence 22 degrees 16
minutes 43 seconds right, in a Southwesterly direction a distance of 57.55 feet,
thence 99 degrees 46 minutes 01 seconds left in a Southeasterly direction, a distance
of 33.2 feet; thence 57 degrees 24 minutes 12 seconds left, in an Easterly direction
a distance of 184.76 feet to the Point of Beginning; Except that part of said Lot
43 more particularly described as follows: Begin at the Southeast corner of said
Lot 43, thence in a Northwesterly direction, along the Southwesterly line of said
Lot 43, a distance of 46.59 feet; thence 155 degrees 16 minutes 09 seconds right,
in an Easterly direction, a distance of 43.34 feet; thence 93 degrees 03 minutes 47
seconds right in a Southerly direction a distance of 19.52 feet to the Point of
Beginning. Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$63,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

19790108000002740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/08/1979 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of December 19 78

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

DAVENPORT COMPANIES, INC.

By _____ President

1979 JAN 8 AM 8:58

STATE OF Alabama }
COUNTY OF Jefferson }

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Recd 26.50
Secnty 387-152
1.50
1.00
29.00

I, the undersigned
State, hereby certify that
whose name as President of Davenport Companies, 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 29th day of December 19 78

William H. Halbrooks
Notary Public