

This instrument prepared by

(Name) Michael F. Bolin, Attorney

(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.

1004

That in consideration of SEVENTY EIGHT THOUSAND THREE HUNDRED SIXTY THREE AND NO/100----DOLLARS

to the undersigned grantor Leslie Building Company, 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

Charles A. Ricklin, Jr. and wife Barbara L. Ricklin

(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, to wit:

Lot 39, according to the survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for the year 1979.

Restrictions contained in Misc. Volume 24, Page 699, in the Probate Office of Shelby County, Alabama.

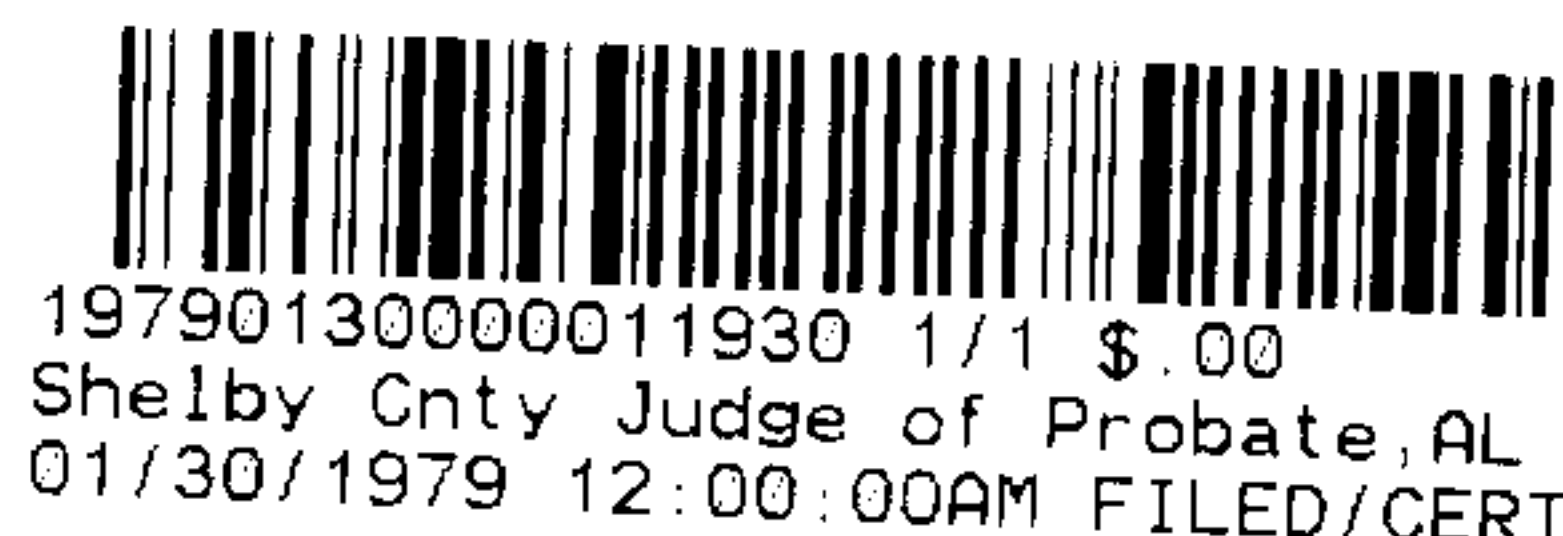
Right of way to Alabama Power Company recorded in Volume 313, Page 625, in said Probate Office.

30 foot building line as shown by recorded map.

7.5 foot easement on rear as shown by recorded map.

\$62,650.00 of the above recited purchase price was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 317 PAGE 492



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 contingent 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 encumbrances,

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 18th day of January 19 79 Leslie Building Company, Inc.

ATTEST:

STATE OF ALABAMA, SHELBY CO.
EXCEDENY THIS

By

Secretary 378 -

President

STATE OF Alabama
COUNTY OF Jefferson

1979 JUN 30 AM 8:12
Rec. 150
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that whose name as President of Leslie Building Company, 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 January 19 79

Notary Public

My commission expires 1-9-79

Jackson Co.
J.B. Bolin - 7344-A
Bolin 185022