Robert O. Driggers, Attorney

Name).

1736 Oxmoor Road, Homewood, Alabama 35209

3/4

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR AMERICAN TITLE INS. CO., Birmingham, Alabama

TATE OF ALABAMA

Address)....

KNOW ALL MEN BY THESE PRESENTS,

OUNTY OF JEFFERSON

hat in consideration of Fifty Three Thousand Nine Hundred and No/100------Dollars

b the undersigned grantor, BRANDYWINE CORPORATION, a corporation, herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the aid GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael F. Stanton and Mary L. Stanton

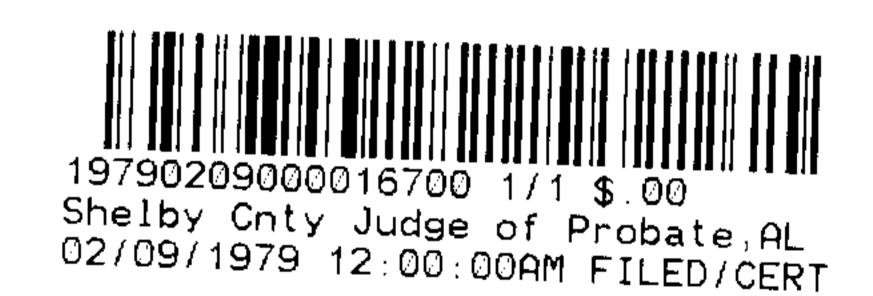
herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor if them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, Shelby County, Alabama, to-wit: ituated in

Lot 4, according to Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, in the Probate Office of Shelby County, Alabama.

this conveyance is subject to the following:

- 1. Taxes for 1979 and subsequent years. (\$99-1000513).
- 2. 40 foot building set back line from MacQueen Circle.
- 3. Utility easements as shown on recorded map of said subdivision.
- 4. Restrictive covenants and conditions in Misc. Book 21, Page 759.
- 5. Transmission line permits to Alabama Power Company recorded in Deed Book 216, Page 608, and in Deed Book 239, Page 915 in Probate Office.
 - 6. Permit to South Central Bell Telephone Co. recorded in Deed Book
- 307, Page 661. 7. Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 309, Page 394, in Probate Office.

\$51,200 of the consideration recited above was paid from the proceeds of 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 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, Eloise Theobald who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of February 1979.

ATTEST:

BRANDYWINE CORPORATION

a Notary Public in and for said County in said

Eloise Theobald State, hereby certify that

President of Brandywine Corporation whose name as 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,

February day of 7th Given under my hand and official seal, this the

Robort O. Driczors
Attorney At Low
P. O. Sox 53023
P. O. Sox 53023

Homawor