

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law 631

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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,

That in consideration of Sixty seven thousand nine hundred and no/100 (\$67,900.00) DOLLARS

to the undersigned grantor, COGGINS & MONZELLA REALTY & DEVELOPMENT 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

Bill C. Hastings and Jeanette T. Hastings

(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:

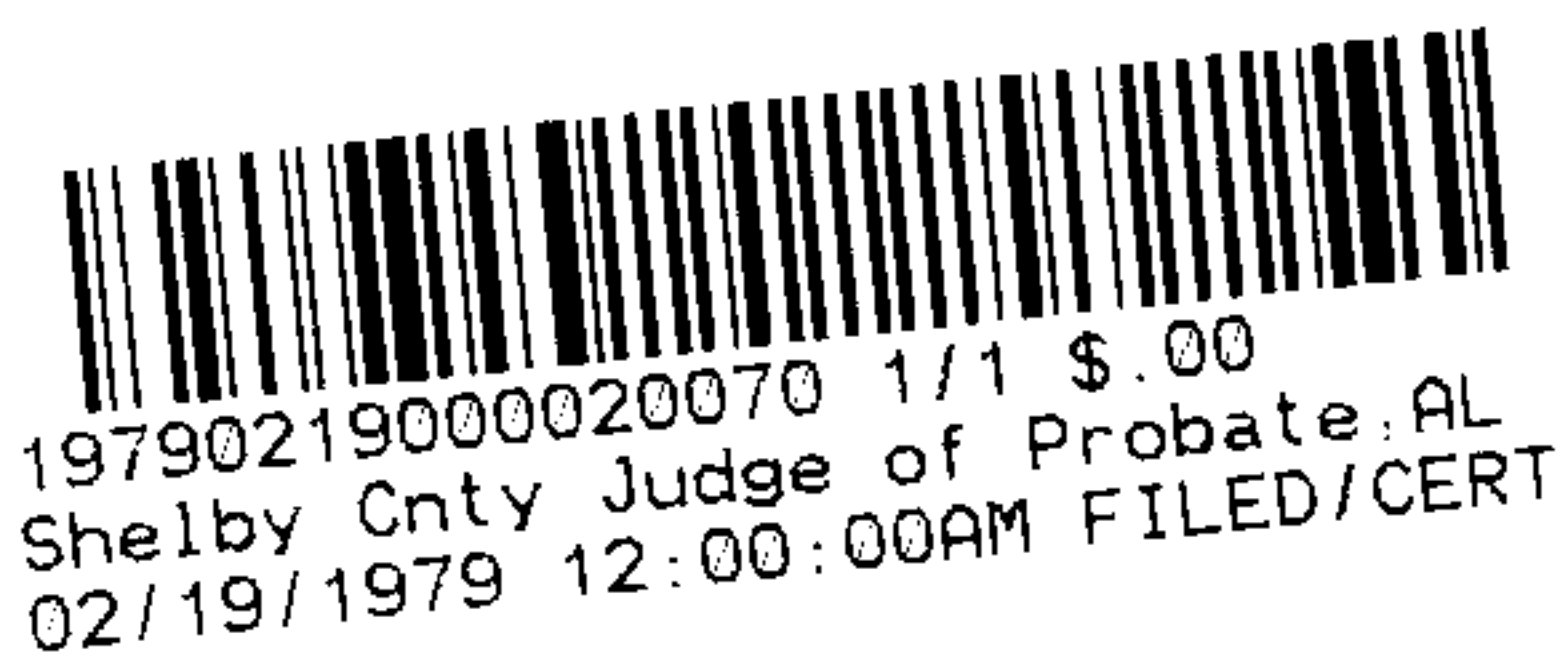
lot 2, Block 2, as shown by Survey of Indian Wood Forest, First Sector, as recorded in
Map Book 7, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1979.

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

\$ 61,100.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 317 PAGE 819



CLERK OF PROBATE, SHELBY CO.

FEB 19 AM 8:40

THOMAS A. SHAW, JR.
JUDGE OF PROBATE

Security - 388-354

Recd 700
K.C. 1.50
J.C. 1.00
9.50

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, J. B. Monzella III
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of February 19 79

ATTEST:

COGGINS & MONZELLA REALTY & DEVELOPMENT
COMPANY, INC.

By

Secretary

President

STATE OF ALABAMA
COUNTY OF

I, the undersigned J. B. Monzella III a Notary Public in and for said County in said
State, hereby certify that J. B. Monzella III
whose name as President of COGGINS & MONZELLA REALTY & DEVELOPMENT 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 day of

February

J. B. Monzella III

Notary Public

Larry L. Halcomb