This instrument was prepared by

(Name) James C. Pino, Attorney at Law
Green, Pino & Tanner

(Address) P. O. Box 568
Pelham, Alabama 35124

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 Sixty-Seven Thousand and no/100 Dollars ($67,000.00)

to the undersigned grantor, J & R 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

John F. Tanner and wife, Debbie B. Tanner

(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 22, according to the Map and Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes for the year 1979, which said taxes are not due or payable until October 1, 1979. (2) 35 foot building line from Oak Ridge Lane and Oak Ridge Drive and 7 1/2 foot easement along the Northeast line. (3) Utility easement as shown in Deed Book 254, Page 677 to Alabama Power Company and Southern Bell Telephone & Telegraph Company.

19790308000028880 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/08/1979 12:00:00AM FILED/CERT

$60,000.00 of the consideration recited above was derived from a mortgage loan executed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 MAR -8 AM 11:27
JUDGE OF PROBATE

Sec Mtg 381-43
Ded. Tax $ 7.00
Rec. 1.50
Ind 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 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, 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, Jerry Hinds who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February 19 79

ATTEST:

Secretary

By Jerry Hinds
Jerry Hinds President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, James C. Pino a Notary Public in and for said County in said State, hereby certify that Jerry Hinds whose name as President of J & R Homes, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 27th day of February 1979

James C. Pino
James C. Pino Notary Public