This instrument was prepared by

FRANK K. BYNUM. ATTORNEY 214

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS---($63,900.00)

to the undersigned grantor, Winford 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

Roy LaGrone and wife, Gladys LaGrone

(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 the County of Shelby, State of Alabama, to-wit:

Lot 1, according to Map of First Addition to Sunnybrook Subdivision, as recorded in Map Book 7, Page 1, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions,set-back lines, rights of way, limitations, if any, of record.

$59,050.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 378

19790507000055060 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/07/1979 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 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, Billy G. Winford who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of May 1979.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED IN MY OFFICE
79 MAY -7 AM 9:01
JUDGE OF PROBATE

WINFORD HOMES, INC.

BY Billy G. Winford PRESIDENT
Billy G. Winford

Deed 5.00
Rec. 1.50
Ind. 1.00
7.50

Recd. 891-226

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Billy G. Winford whose name as President of Winford Homes, 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 1st day of May 19 79.

Bynum & Bynum

Len Mitchell
NOTARY PUBLIC

CONSOLIDATED BUSINESS FORMS, INC.-MT. CLEMENS, MI 48043-313/792-4700