This instrument was prepared by

(Name) Robert T. Agnew, Jr./Accent Realty Company, Inc. 220

(Address) 2820 Columbiana Road, Birmingham, Alabama 35216

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 Eighty Seven Thousand and No/100 dollars ($87,000.00)

to the undersigned grantor, WYATT CONSTRUCTION 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

Edwin H. Sneed and wife, Linda C. Sneed

(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 11, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, rights of way and restrictions of record.

$52,000.00 of the purchase price stated hereinabove was paid from proceeds of a mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 381

19790507000055580 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, 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, Lester C. Wyatt who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of April 1979

ATTEST: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED See Bk 391-233 Deed Tax 3500 Rec 150 Sel. 100 3750

WYATT CONSTRUCTION COMPANY, INC.

Secretary By Lester C. Wyatt President

Lester C. Wyatt

1979 MAY -7 AM 9:12

JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF Shelby }

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that Lester C. Wyatt whose name as President of WYATT CONSTRUCTION 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 23 day of April 19 79

ROBERT T. AGNEW NOTARY PUBLIC

Notary Public

ROBERT L. SHIELDS III
1900 Crestwood Blvd.
Irondale, Alabama [redacted]
205-956-2511