This instrument was prepared by

3.23

(Name) James W. May
Odom, May & De Buys
(Address) 2154 Highland Avenue, Birmingham, AL

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 ($85,500.00) Eighty-five Thousand Five Hundred and no/100-------DOLLARS

to the undersigned grantor, Palmer Building & Development, 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

James M. Mondragon and Olga Mondragon

(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 52, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Covenants, conditions and restrictions contained in instrument filed January 5, 1979, which is recorded in Misc. Book 28, Page 859, in Probate Office of Shelby County. (3) Public Utility easements as shown by recorded plat, including 7.5 foot easement along the south and east lines thereof. (4) Building setback line of 35 feet from Quail Run Drive, as shown by recorded plat. (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, Page 523 in Probate Office. (6) Agreement with River Oaks Dev. Company and Alabama Power Company recorded in Misc. Book 16, Page 829, in Probate Office. (7) Alabama Gas Corporation right-of-way as shown by Deed Book 206, Page 21, in Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

19790509000056580 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/09/1979 12:00:00AM FILED/CERT

79 MAY -9 AM 7:53

Thomas A. Lumpkin, Jr.
JUDGE OF PROBATE

Deed 85.50
Rec. 1.50
Ind. 1.00
88.00

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, Robert A. Palmer who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of May 1979.

ATTEST:

PALMER BUILDING & DEVELOPMENT, INC.

Secretary

By Robert A. Palmer
Robert A. Palmer President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Robert A. Palmer whose name as President of Palmer Building & Development, 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 4th day of May 1979.

Notary Public

ODOM, MAY AND DEBUYS
POST OFFICE BOX 3408A
BIRMIN[redacted]ALABAMA 35205

[redacted]