This instrument was prepared by

(Name) (Mrs.) Pam Lucas 400

(Address) 1031 South 21st Street, Birmingham, Alabama 35205

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 One Hundred Twenty-Seven Thousand and No/100 Dollars ----------

to the undersigned grantor, Perkins Bros. 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

Simeon D. Weaver and wife Elvie H. Weaver

(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 48, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to the following:

1. Taxes due and payable October 1, 1979.
2. Restrictive covenants and conditions filed for record on Sept. 15, 1977, in Misc. Book 21, Page 742, and amended restrictions recorded in Misc. Book 25, Page 825, in Probate Office of Shelby County, Alabama.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 146, Page 391, in Probate Office of Shelby County, Alabama.
4. Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 313, Page 862; in Deed Book 313, Page 864; and in Deed Book 313, Page 872.
5. Building set back line as shown on recorded map.
6. Utility easements as shown on recorded map.
7. Mineral and mining rights excepted in Deed Book 315, Page 592.

BOOK 319 PAGE 464

19790510000057020 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/10/1979 12:00:00AM FILED/CERT

Deed Tax $127.00
MAY 10 AM 10 52
Rec 1.50
Mtg Tax 1.00
$129.50

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, Hamilton Perkins, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19 79.

ATTEST:

Secretary

PERKINS BROS. DEVELOPMENT COMPANY, INC.

By Hamilton Perkins, Jr. President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Hamilton Perkins, Jr. whose name as President of Perkins Bros. Development Company, 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, Perkins Bros. Development Company, Inc.

Given under my hand and official seal, this the 17 day of April 19 79.

Notary Public

My Commission Expires September 27, 1979

4151 Meadowbrook Way
Birm 35243