This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

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 FIFTY NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS-------($59,500.00)

to the undersigned grantor, Pine Crest 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

Floyd M. Miles, Jr. and wife, Teresa N. Miles

(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 3, according to the Survey of Old Virginia, as recorded in Map Book 7, Page 117, 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.

$54,650.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 367

19790604000068330 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/04/1979 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 Vice President, Henry A. Drake who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of May 19 79.

deed tax 500 Sec. MTG 342-306
rec. 150
ind 100
750

PINE CREST HOMES, INC.

BY Henry A. Drake
Vice PRESIDENT
Henry A. Drake

STATE OF ALABAMA
COUNTY OF JEFFERSON } JUN 4 AM 8 26

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Henry A. Drake whose name as Vice President of Pine Crest 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 30th day of May 19 79.

Lea Mitchell
NOTARY PUBLIC

BYNUM & BYNUM, ATTORNEYS
3410 INDEPENDENCE DRIVE
SUITE 100
BIRMINGHAM, ALABAMA

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