This Form Furnished by

This instrument was prepared by

(Name) James C. Pino, Attorney at Law

(Address) P. O. Box 568, Pelham, Al. 35124

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

19790703000083480 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/03/1979 12:00:00AM FILED/CERT

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

That in consideration of Fifty-Six Thousand Five Hundred Thirty and 56/100 DOLLARS ($56,530.56)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Terry R. Grizzard and wife, Cathy G. Grizzard

(herein referred to as grantors) do grant, bargain, sell and convey unto

David Brannon and wife, Leigh Brannon

(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 3, according to Survey of Scottsdale, as recorded in Map Book 6, Page 101, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Grantees herein hereby assume and agree to pay that certain Mortgage in favor of Home Federal Savings & Loan Association of the South dated May 13, 1977 and recorded in Mortgage Book 365, Page 63 and re-recorded in Mortgage Book 370, Page 337, in the Probate Office of Shelby County, Alabama securing $38,800.00.

BOOK 320 PAGE 402

SUBJECT TO: (1) Taxes for the year 1979 and all subsequent years, which said taxes for 1979 are a lien but are not due and payable until October 1, 1979. (2) Building setback line of 50 feet on the northerly portion facing Todd Circle (3) Restrictive covenants and conditions filed for record on August 13, 1976, in Misc. Book 16, Page 429. (4) Utility easements as shown by recorded plat, including a 10 foot easement on the east, a 10 foot easement on the South, a 10 foot easement on the west, and an irregular easement in the Southwest corner. (5) Transmission Line Permits to Alabama Power Company dated Feb. 1946, in Deed Book 124, Page 552, and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company, dated August 9, 1976 in Deed Book 300, Page 744, in Probate Office.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of July, 19 79.

WITNESS:

(Seal) Terry R. Grizzard (Seal)

(Seal) Cathy G. Grizzard (Seal)

(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, James C. Pino, a Notary Public in and for said County, in said State, hereby certify that Terry R. Grizzard and wife, Cathy G. Grizzard whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D., 19 79.

Notary Public.

Form ALA-31