This instrument was prepared by

(Name) Michael F. Bolin 699

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Fifty Four Thousand Four Hundred Sixty Two and NO/100----------Dollars. ($54,462.00)

to the undersigned grantor, C & F 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

Danny J. Culver and wife Sheila Culver

(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 5, Block 3, according to the resurvey of Fernwood Third Sector, as recorded in Map Book 7, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes due in the year 1979.
35' building line as shown by recorded map.
Right of way to Alabama Power Company & South Central Bell as recorded in Vol. 314, Page 927, in the Probate Office of Shelby County, Alabama.
Restrictions recorded in Misc. Vol 26, Page 77, in said Probate Office.

$52,200.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 320 PAGE 677

19790718000090760 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/18/1979 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 President, Robert E. Fulton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July 1979

ATTEST: Rec 11.00 393-952

deed tax 8.50
rec. 1.50
mtg tax 100
4.50

Secretary

C & F Construction Company, Inc.

By [signature]
Robert E. Fulton
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 E. Fulton whose name as President of C & F 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 16th day of July 1979

Notary Public

Jackson Company