This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 Seventy five thousand and no/100 ($75,000.00) Dollars

to the undersigned grantor, Cate Construction, 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

Gene C. Fowler, Jr. and Sharon K. Fowler

(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 32, according to the Survey of Riverchase West Dividing Ridge - 1st Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1979.

Subject to agreements, easements rights of way, transmission line permits to Alabama Power Company and Declaration of Protective Covenants, easements, charges and liens for Riverchase of record.

BOOK 320 PAGE 800

1979072300092730 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/23/1979 12:00:00AM FILED/CERT

JUL 23 8:45

Deed 7.50 See mtg. 394-163
Rec. 1.50
Ind. 1.00
10.00

$67,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Cate Construction, Inc. and Cate Construction Company are one and the same.

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, Bill Cate who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of July 19 79

ATTEST: CATE CONSTRUCTION, INC.

Secretary By President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Bill Cate whose name as President of Cate Construction, 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 11th day of July 19 79

Larry L. Halcomb
Notary Public

Larry L. Halcomb