This instrument was prepared by

(Name) Michael Bolin

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35223

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 SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100----------Dollars

to the undersigned grantor, Hinton Construction & Development, 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

Terry R. Waller and wife Ruth E. Waller

(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 42, according to the survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama.

Subject to: Ad valorem taxes for the year 1979.
7½ foot easement south as shown by recorded map.
35 foot building line as shown by recorded map.
Restrictions recorded in Misc. Vol. 18, Page 589, and Misc. Vol. 18, Page 665, in the Probate Office of Shelby County, Alabama.
Right of way to Alabama Power Company recorded in Vol. 303, page 198, & Vol. 309 page 353, in said Probate Office.
Mineral and mining rights and rights incident thereto recorded in Vol. 42, page 246, in said Probate Office.
Agreement to Alabama Power Company recorded in Misc. Vol. 18, page 650, in said Probate Office.

$51,000.00 of the purchase price of property recited above was paid from a mortgage loan closed simultaneously herewith.

19790803000099440 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/03/1979 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, T. Denson Hinton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of July 1979

See Mtg 394-626

ATTEST: deed tax 14.50
rec. 1.50
incl 1.00
17.00

Hinton Construction & Development, Inc.

Secretary By President

STATE OF ALABAMA
JEFFERSON CO.

79 AUG -3 PM 3:50

JUDGE OF PROBATE

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that T. Denson Hinton whose name as President of Hinton Construction & Development, 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 26 day of July 1979

Notary Public

Jackson Company