This instrument [redacted] prepared by

(Name) Michael Bolin 264

(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 SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, Shewmake Development 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

A Dennis O'Brien, Jr. and wife, Jennie L. O'Brien

(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 36, Block 1, according to the survey of Southwind, Second Sector, as recorded in Map Book 6, page 106, in the Probate Office of Shelby County, Alabama.

321 295

Subject to:
Advalorem taxes for the year 1979.
35' building line as shown by recorded map.
7.5' easement east and 10' easement rear as shown by recorded map.
Right of way to Alabama Power Company recorded in Volume 302, page 78, in the Probate Office of Shelby County, Alabama.
Restrictions recorded in Misc. Volume 16, page 673, and Misc. Volume 17, page 397, in said Probate Office.
Agreement with Alabama Power Company recorded in Misc. Volume 17, page 394, in said Probate Office.

$55,350.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

19790807000100620 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/07/1979 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of July 1979

ATTEST: Shewmake Development Company, Inc.

Secretary By President

STATE OF Alabama
COUNTY OF Shelby } 79 AUG -7 AM 9:06

I, the undersigned a Notary Public in and for said County in said State, hereby certify that whose name as President of Shewmake Development 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 31 day of July 19 79

Notary Public

My Commission Expires

Lucbon Co.