This instrument was prepared by

(Name) Thomas L. Foster, Attorney 287

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Forty Five Thousand Nine Hundred and NO/100 (45,900.00) DOLLARS

to the undersigned grantor, O'Neal Bishop 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

Lawrence Allen Monroe and Margie L. Monroe , husband and wife

(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, Alabama, to-wit:

Lot 3, in Block 4, according to the Survey of Willow Glen, as recorded in Map Book 7, page 101, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.
Subject to:
1. Ad valorem taxes for the current tax year.
2. 35 foot building set back line from Meadowlark Place.
3. Utility easements as shown on recorded map.
4. Right of way to Ala. Power Co. in Deed Book 101 page 80.
5. Permit to Ala. Power Co. Deed Book 172, page 549.
6. Restrictive covenants in Misc. Book 28, page 194.
7. Permit to Ala. Power Co. and South Central Bell. Deed Book 316, page 804.
8. Subdivision agreement in Misc. Book 25, pages 830 and 838.

$45,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 321 PAGE 322

19790808000101470 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/08/1979 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, O'Neal Bishop who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August 19 79

ATTEST: O'Neal Bishop Company, Inc.

Secretary By O'Neal Bishop President

79 AUG -8 AM 8:45

Rec. 1.50
Mtg. 1.00
2.50

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said State, hereby certify that O'Neal Bishop whose name as President of O'Neal Bishop Company, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 7th day of August 1979.

Notary Public

City Federal Savings and Loan Association
City Fed[redacted]ing,
2030 Se[redacted]enue North,
Birmingham, Alabama 35203