This instrument was prepared by

(Name) Michael Bolin 531

(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 SIX THOUSAND SIX HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, J & R Homes, 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

Michael R. Brady and wife Connie P. Brady

(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 10 Block "D", Fox Haven, First Sector, according to amended plat of said subdivision recorded in Map Book 7, page 86 in the Probate Office of Shelby County, Alabama.

Subject to:
Advalorem taxes for the year 1979.
Covenants, conditions and restrictions of Fox Haven, First Sector as contained in instrument filed in Misc. Book 24, page 87 in the Probate Office and being dated Feb. 1, 1978.
Building set back line reserved of 35 feet from Pup Run, as shown by recorded plat.
Public utility easements granted by the recorded plat, including a 10 foot easement along the easterly side of subject lot.

$52,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

19790814000104480 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/14/1979 12:00:00AM FILED/CERT

BOOK 321 PAGE 410

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, Jerry W. Hinds who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9 day of August 1979.

ATTEST: Sec Mtg 394-943 J & R Homes, Inc.
Deed Tax 500
Rec. 1 50
Mtg 1 00
7 50

Secretary By Jerry W. Hinds
President

79 AUG 14 AM 8:50

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Jerry W. Hinds whose name as President of J & R Homes, 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 9th day of August 1979.

Notary Public

My Commission Expires

Jackson Co.
P.O. Box 7344-A
Birm. Ala. 35223