This instrument was prepared by 120

(Name) Dorothy B. Davis

(Address) 1031 So. 21st St., B'ham, Al 35205

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 One Hundred Five Thousand & no/100 - - Dollars

to the undersigned grantor, J. & S. 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

David C. Borsare and wife, Kathleen S. Borsare

(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

Lot 95, Second Sector, 1st Phase, according to the Survey of Meadow Brook, as recorded in Map Book 7, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to:

1. Taxes for the current year.
2. Easements, restrictions, and rights of way of record.
3. Mineral and mining rights excepted in Deed Book 315, Page 669, in Probate Office Shelby County, Alabama.

BOOK 321 PAGE 808

19790905000114290 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/05/1979 12:00:00AM FILED/CERT

$60,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1979-23345 - 765
Rec. 45.00
Mtg. 1.50
Tot. 1.50
47.50

SEP -5 AM 10:42

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, Steven L. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 19 79.

ATTEST:
John R. Davis, Jr. Secretary

J. & S. HOMES, INC.,
By Steven L. Davis President

STATE OF Alabama
COUNTY OF Jefferson

I, Dorothy B. Davis a Notary Public in and for said County in said State, hereby certify that Steven L. Davis whose name as President of J. & S. Homes, 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 30th day of August 19 79.

Dorothy B. Davis
Notary Public
my comm. exp. 11/9/80

CORLEY, MONCUS, HALBROOKS & GOINGS, ATTORNEYS
1933 MONTGOMER[redacted]WAY
BIRMINGHAM, ALABAMA 35209