(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 TWO THOUSAND NINE HUNDRED AND NO/100 DOLLARS

a corporation, to the undersigned grantor, C & F Construction Company, Inc. (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

Kenneth W. Sims and wife, Barbara M. Sims

(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 6 Block 3 according to a resurvey of Fernwood Third Sector as recorded in Map Book 7, page 80, in the Probate Office of Shelby County, Alabama.

300K

Subject to:
Advalorem taxes for the year 1979.

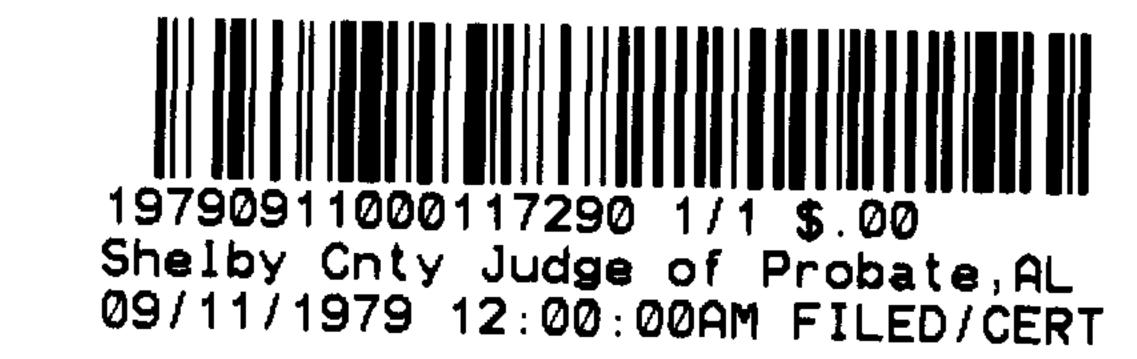
35 foot building line as shown on recorded map.
Restrictions contained in Misc. Volume 26 mag.

Restrictions contained in Misc. Volume 26, page 77, in the Probate

Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell recorded in Volume 314, page 927, in said Probate Office.

\$49,800.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.



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.

President, Robert E. Fulton IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of August 19 79

ATTEST: Leed land 3.50

And 1.50

Linch 1.00

Secretary

C & F Construction Company, Inc.

By alute The Company, Inc.

Robert E. Fulton

ALABAMA. STATE OF SHELBY COUNTY OF

UNDERSIGNED

a Notary Public in and for said County in said

State, hereby certify that whose name as

Robert E. Fulton

President of C' & F. Construction Company

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 17th

day of

August

Notary Public

POST OFFICE BOX 7344-A BIRMINGHAM, ALABAMA 35223