[redacted] [redacted] 735 [redacted]

This instrument was prepared by

(Name) Michael F. Bolin, Attorney at Law

(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 JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Six Thousand Three Hundred and no/100----------($56,300.00)Dollars

to the undersigned grantor, Langston & Griffin Construction, 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

Neil L. Brawley and Susan Callaway Brawley

(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 76, according to Scottsdale Second Addition, as recorded in Map Book 7, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
Ad valorem taxes for the year 1979.
35 foot building set back line from Henry Drive.
Utility easements over North 12 foot varying in width towards front of lot and 10 foot easement on West side of said lot as shown on recorded map.
Restrictive convenants and conditions dated January 26, 1979, recorded in Misc. Book 29, Page 229, in Probate Office.
Transmission line permit to Alabama Power Company and South Central Bell, recorded in Deed Book 318, Page 4, in Probate Office.
Easements to Southern Natural Gas Company dated July 22, 1929, recorded in Deed Book 90, Page 62, in Probate Office.
Easement to South Central Bell, recorded in Deed Book 320, Page 891, in Probate Office.
Southern Natural Gas Co. easement as shown on recorded map.

$50,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 322 PAGE 405

19791003000127970 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/03/1979 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 Vice President, Benny J. Griffin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1 day of October 19 79

Langston & Griffin Construction, Inc.

ATTEST:

Secretary

By Benny J. Griffin Vice - President
Benny J. Griffin

Deed 6.00 Rec mtg 396-807
Rec. 1.50
Ind. 1.00
8.50

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Benny J. Griffin whose name as Vice President of Langston & Griffin Construction, 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 1 day of October 19 79

Notary Public

My Commission Expires:

jackson COMPANY
POST OFFICE BOX 7344-A
BIRMINGHAM, ALABAMA 35223