This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE BIRMINGHAM, ALABAMA 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

to the undersigned grantor, G & F Home Building Company 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

George N. Bibb and wife, Frances D. Bibb

(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 the County of Shelby, State of Alabama, to-wit:

BOOK 322 PAGE 792

A parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 2 West, and run North along the East line of said Quarter-Quarter Section 835.0 feet to the Point of Beginning; thence an angle to the left of 96°56'30" and run Southwesterly 365.26 feet to the Southeasterly right-of-way of Indian Crest Road as constructed thirty feet from the center line of said road; thence an angle to the right of 108°24'32" to the tangent of a curve to the left having a radius of 2546 and a central angle of 2°17'32"; thence run Northeasterly along the arc of said curve 101.86 feet to a point of reverse curve to the right having a radius of 282.30 feet and a central angle of 29°55'58"; thence run Northeasterly along the arc of said curve on the Southeasterly right-of-way of Indian Crest Road 147.48 feet; thence an angle to the right of 74°23'21" from tangent of said curve and run Southeasterly 310.44 feet to the Easterly line of said Quarter-Quarter Section; thence an angle to the right of 66°30'11" and run South along the East line of said Quarter-Quarter Section 63.35 feet to the Point of Beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

$125,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19791022000137720 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/22/1979 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, George N. Bibb who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of October 19 79.

G & F HOME BUILDING COMPANY

BY George N. Bibb
George N. Bibb PRESIDENT

See Mtg. 397 - 825

22 AM 9 10

Rec. 15
Ind 10
25

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that George N. Bibb whose name as President of G & F Home Building 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 15th day of October 19 79.

Frank K. Bynum
NOTARY PUBLIC