Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

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This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

1979102500139710 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/25/1979 12:00:00AM FILED/CERT

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

That in consideration of Sixty-eight Thousand Five Hundred and no/100--Dollars

to the undersigned grantor, Jan San Precision 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

James C. Middlebrooks, Jr. and wife, Mary Beth L. Middlebrooks

(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:

PAGE 845

Lot 17, Block 4, as recorded according to Meadowlark, as shown by survey of said subdivision recorded in Map Book 7, Page 98 Probate Office of Shelby County, Alabama.

BOOK 322

Subject to easements and restrictions of record, which are set out below.

$61,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Transmission line permit to Alabama Power Company dated Dec. 21, 1914, recorded in Deed Book 55 page 454 in said Probate Office, Right of Way to Shelby County dated Dec. 17, 1971, recorded in Deed Book 271 page 745 in Probate Office, Permit to South Central Bell dated June 12, 1975, recorded in Deed Book 293 page 334 in Probate Office, Covenants of Meadowlark as shown by recorded instrument dated Nov. 2, 1978, recorded in Misc. Book 28, page 14 in Probate Office, Building setback line reserved of 35 feet from Siskin Drive, as shown by plat, Utility easements granted by the recorded plat as shown thereon, and more particularly easements along the northerly and westerly side thereof, Transmission line permit to Alabama Power Company dates Sept. 19, 1978 and recorded in Deed Book 317 page 272 in said Probate Office and Right of way to South Central Bell Telephone Company recorded in Deed Book 320 page 887 in said Probate Office.

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, Paul J. L. Schatz, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of October 1979

Rec Mtg 397-613
Deed Tax 750
Rec. 150
Secretary 100
100

ATTEST:

Secretary

Jan San Precision Homes, Inc.
By Paul J. L. Schatz, Jr. President

OCT 25 AM 8:24

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Paul J. L. Schatz, Jr. whose name as President of Jan San Precision 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 19th day of October 1979

Notary Public

Form ALA-33