This instrument was prepared by

Daniel M. Spitler (Name)

Attorney at Law

(Address) 1970 Chandalar South Office Park 35124 Pelham, Alabama

1076

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

STATE OF ALABAMA SHELBY COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

19791025000139850 1/1 \$.00 Shelby Cnty Judge of Probate, AL 10/25/1979 12:00:00AM FILED/CERT

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

a corporation, to the undersigned grantor, Jan San Precision Homes, 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

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:

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BOOK

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.

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.

President, Paul J. L. Schatz, Jr. IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of October

ATTEST:

STATE OF ALABAMA

COUNTY OF-SHELBY

a Notary Public in and for said County in said

the undersigned State, hereby certify that Paul J. L. Schatz, Jr. President of Jan San Precision Homes, Inc. whose name as 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 19th

Form ALA-33

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