This instrument was prepared by 1177

(Name) Robert T. Agnew, Jr./Accent Realty Company

(Address) 2820 Columbiana Road, Suite 100, Birmingham, Alabama 35216

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of ---Forty Eight Thousand Five Hundred and no/100 dollars---
($48,500.00)

to the undersigned grantor, Wyatt Cosntruction Company, 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

Frederick Dalton Ard and wife, Vesta Lu Ard

(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 2, Block 5, according to the Survey of Bermuda Hills, Third Sector, as recorded in Map Book 7, Page 15 in the office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, rights of way and restrictions of record.

*$43,650.00 of the purchase price stated hereinabove was paid from proceeds of a mortgage loan closed simultaneously herewith.

BOOK 322 PAGE 969

19791030000141690 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/30/1979 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, unless otherwise noted above, 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, Randal L. Wyatt who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of October 1979

See Bkg 397 - 791

ATTEST:

Rec Tax 500
Rec. 150
Inf. 100
7 50

Wyatt Construction Company, Inc.
By Randal L. Wyatt
Vice President

Secretary

Randal L. Wyatt

OCT 30 AM 8 13

STATE OF Alabama
COUNTY OF Shelby

JUDGE OF PROBATE

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that Randal L. Wyatt whose name as Vice President of WYATT CONSTRUCTION COMPANY, INC. 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 day of October 1979

NOTARY

Notary Public

FIRST SOUTHERN
MORTGAGE CORPORATION

1008 MONTGOMER[redacted]WAY
SUITE 1[redacted]
BIRMINGHAM, AL. 35216