This instrument was prepared by 702

(Name) Morene B. Donnelly, Gilbert Construction Company, Inc.

(Address) 1008 Montgomery Highway, Birmingham, Alabama 35216

19791120000151600 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/20/1979 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of ONE HUNDRED THREE THOUSAND FIVE HUNDRED AND NO/100 ($103,500.00) DOLLARS

to the undersigned grantor, Gilbert Construction 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

Newton W. Pearson, Jr. and Carolyn K. Pearson

(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.

LOT 119, according to the map and survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Thirty-five foot setback line as shown by recorded plat.
2. Fifteen foot easement on Northeasterly side of subject property as shown by recorded plat.
3. Rights of Way to Alabama Power Company and South Central Bell Telephone Company as recorded in Volume 318, Page 412 and Volume 318, Page 414; and Volume 318, Page 416, in the Probate Office of Shelby County, Alabama.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, recorded in Volume 321, Page 697, in the said Probate Office.
5. Taxes for the year 1980.

Eighty Thousand Dollars ($80,000.00) of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 323 PAGE 434

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, Hiram G. Gilbert who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of November 19 79.

ATTEST:

GILBERT CONSTRUCTION COMPANY, Inc.

By Hiram G. Gilbert

Secretary

Vice- President

20 PM 12:20

Deed 26.00
Rec. 1.50
Ind. 1.00
28.50

Recorded 348-470

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Hiram G. Gilbert whose name as Vice President of Gilbert 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 12th day of November 19 79

Morene B. Donnelly
Notary Public
My commission expires May 22, 1983

Jackson Co.