

This instrument was prepared by

262

(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

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 Sixty-two Thousand, One Hundred and No/100-----Dollars

to the undersigned grantor, Roy Martin Construction, 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

Ronald Thomas Neal and Anna Meadows Neal

(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

Lot 19, according to the survey of Woodland Hills, First Phase, Fifth Sector,
as recorded in Map Book 7, Page 152, in the Office of the Judge of Probate
of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission line permit to Alabama Power
Company recorded in Deed Book 107, Page 526; (3) Building setback lines
of 35 feet reserved from Mountain Parkway and Forest Ridge Road as shown by
recorded plat; (4) Public utility easements as shown by recorded plat, including
10 foot easement on east and north sides thereof; (5) Restrictions, conditions
and covenants to said subdivision recorded in Misc. Book 31, Page 490;
(6) Transmission line permit to Alabama Power Company and South Central Bell
recorded in Deed Book 321, Page 911.

\$55,850.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 323 PAGE 760

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Shelby Cnty Judge of Probate, AL
12/10/1979 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 con-
tingent 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 encum-
brances, 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 President, Roy L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of Dec., 19 79

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Roy L. Martin
whose name as President of Roy Martin Construction, 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 6th day of December, 19 79.

Notary Public