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This instrument was prepared by
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Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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

19791212000161270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1979 12:00:00AM FILED/CERT

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

That in consideration of One Hundred Seventy Thousand, Seven Hundred and No/100
Dollars (\$170,700.00)

to the undersigned grantor, Porter Howell Companies, 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 A. Stewart and Carol M. Denison

(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 3, according to the Survey of Meadow Brook Estates, First
Sector, as recorded in Map Book 7, Page 64, in the Probate
Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1980 and subsequent years. 1980 taxes are a lien but not yet due and payable until October 1, 1980.
2. Utility easement over rear of said lot as shown on recorded map.
3. Minerals and mining rights excepted in Deed Book 32, Page 48, in the Probate Office.
4. Permit to Alabama Power Company recorded in Deed Book 313, Page 740, in the Probate Office.
5. Restrictive covenants and conditions recorded in Misc. Book 25, Page 274, in Probate Office. Said restrictions have not been violated and future violation will not result in forfeiture or reversion of title.

\$120,000.00 of the consideration recited herein were derived from a mortgage loan executed simultaneously herewith.

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, S. Porter Howell
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of December 19 79

ATTEST:

STATE OF ALA. SHELBY CO.
J. C. P. Secretary

By

S. Porter Howell
S. Porter Howell President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

1979 DEC 12 AM 11:26

I, James C. Pino
State, hereby certify that
whose name as

S. Porter Howell
S. Porter Howell
President of Porter Howell Companies, 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 11th day of December 19 79

Form ALA-33

Notary Public

Jackson Co.