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Shelby Cnty Judge of Probate, AL  
12/27/1979 00:00:00 FILED/CERTIFIED

This instrument was prepared by  
(Name) Bruce L. Gordon, Attorney at Law  
(Address) 2820 Columbiana Road, Suite 200, Birmingham, Alabama 35216  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Fourteen Thousand and No/100 (\$14,000.00)

to the undersigned grantor, LEO JAMES BUILDERS, 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 C. WHITLEY, JR. and wife, DOROTHY P. WHITLEY  
(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 19, according to Survey of IVANHOE, as recorded in Map Book 6,  
Page 58, and amended Map of IVANHOE, as recorded in Map Book 6, pag  
70, in the Probate Office of Shelby County, Alabama.

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

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\* And as further consideration hereof the grantees herein hereby  
assume and agree to pay that certain mortgage from Robert Arthur  
Arnwine and wife, Connie B. Arnwine, to Engel Mortgage Company, Inc  
dated April 14, 1976, filed for record in Probate Office in Mortgag  
Book 353, Page 776, (Which was transferred to Government National  
Mortgage Assn. in Misc. 15, Page 490, and transferred back to  
Engel Mortgage Co., Inc., in Misc. Book 17, Page 95.)

(\$10,000.00 of the purchase price recited above was paid from the  
proceeds of a purchase money mortgage, closed 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 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,

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, Leo James  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December 19 79.

ATTEST: STATE OF ALA. SHELBY CO. LEO JAMES BUILDERS, INC.  
I CERTIFY THIS  
DEC 27 PM 12:00 By Leo James President  
DEC 27 Secretary See Noty - 399-432  
STATE OF ALABAMA Rec. - 1.50  
COUNTY OF JEFFERSON Ind. - 1.00  
JUDGE OF PROBATE 650 Notary Public in and for said County in said

I, the undersigned Leo James  
State, hereby certify that President of LEO JAMES BUILDERS, 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 21st day of December 19 79.  
Notary Public