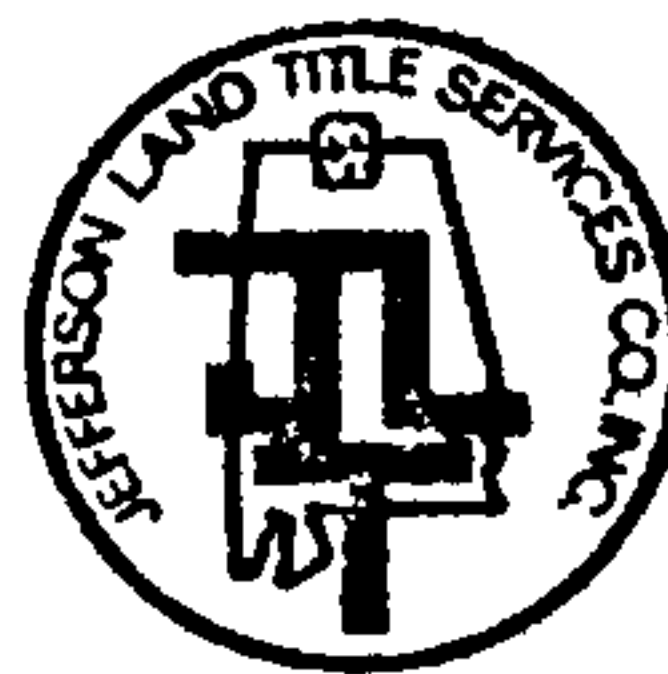


This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) P. O. Box 568, Pelham, Alabama
35124



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-0000

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS

19791227000165920 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/27/1979 00:00:00 FILED/CERTIFIED

That in consideration of Sixty Nine Thousand and No/100 (\$69,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jesse William Foreman, Jr. and wife, Elizabeth N. Foreman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard D. Greer and wife, Cecelia S. Greer

(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 34, according to First Addition to Indian Highlands, as shown by map recorded in Map Book 5, Page 6, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All assessments and taxes for the year 1980 and all subsequent years, which said taxes are a lien, but not due and payable until October 1, 1980.
2. Restrictive covenants and conditions filed for record on August 9, 1965 in Deed Book 236, Page 898, in Probate Office.
3. Building shall be located not nearer than 30 feet to nor more than 70 feet from either front lot lines or side street line, or nearer than 10 feet to side lot lines.
4. Subject to agreement with Alabama Power Company as to underground cables and restriction as to all electric homes, recorded in Deed Book 242, Page 791, in Probate Office.
5. Utility easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 257, Page 419, in Probate Office.
6. Public utility easement as shown by recorded plat, more particularly a 6 foot easement on the west portion.

\$48,000.00 of the purchase price recited above was paid from a Mortgage Loan 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 contingent remainder and right of reversion.

And ~~K~~(we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I am~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we we have hereunto set our hand(s) and seal(s), this 27th day of December, 19 79

See Mtg 399-4

(Seal)
Elizabeth N. Foreman (Seal)
Jesse William Foreman, Jr. (Seal)

STATE OF ALA. SHELBY CO. deed tax 21.
I CERTIFY THIS rec. 1.5
INSTRUMENT WAS FILED and 1.0
1979 DEC 27 PH 2:04 24.5
(Seal)

Thomas A. Snowlin, Jr.
JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Bruce M. Green a Notary Public in and for said County, in said State hereby certify that Jesse William Foreman, Jr. and wife Elizabeth N. Foreman whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of December, A. D., 19 79