

This instrument was prepared by

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(Address) 2820 Columbiana Road, Suite 200, Birmingham, Alabama 35216

19800121000008780 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
01/21/1980 00:00:00 FILED/CERTIFIED

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand Five Hundred Seventy-Seven and No/

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

LEO JAMES and wife, OLGA JAMES

(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 33, according to Survey of Meadow Brook, Second Sector -Second
Phase, recorded in Map Book 7, page 130, in the Office of the Judge
of Probate of Shelby County, Alabama.

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

(\$60,000.00 of the purchase price recited above was paid from the
proceeds of a mortgage loan, closed simultaneously herewith.)

BOOK 324 PAGE 532

STATE OF ALA SHELBY CO.
JUDGE OF PROBATE
1980 JAN 21 AM 9:06
JUDGE OF PROBATE

Deed Tax 61.00
Rec 1.50
Said 1.00
63.50

See Htg Book 400 page 08

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 17th day of January 19 80.

ATTEST:

LEO JAMES BUILDERS, INC.

By Leo James President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Leo James
whose name as President of LEO JAMES BUILDERS, 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 17th day of January 19 80.

GORDON, CLEVELAND & GORDON, P. A.
FIFTEENTH FLOOR
CITY NATIONAL BANK BUILDING
BIRMINGHAM, ALABAMA 35203

Notary Public