

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 1933 Montgomery Highway, Birmingham, Alabama

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 Sixty Eight Thousand Four Hundred and No/100-----Dollars

to the undersigned grantor, Coggins & Monzella Realty & Development Company, 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

Charles R. Rowland and wife, Mary E. Rowland

(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 1, in Block 2, as shown by Survey of Indian Wood Forest, First Sector, as recorded in Map Book 7, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

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

19800206000014330 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
02/06/1980 00:00:00 FILED/CERTIFIED

BOOK 324 PAGE 747

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, J. B. Monzella, III who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of February 19 80.

ATTEST: STATE OF ALA. SHELBY CO. COGGINS & MONZELLA REALTY & DEVELOPMENT COMPANY, INC.

1980 FEB -6 AM 8:36 Secretary By J. B. Monzella, III President  
Deed Tax 8.50  
Rec. 1.50  
Sub. 1.00  
11.00

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
I, the undersigned J. B. Monzella, III  
State, hereby certify that J. B. Monzella, III  
whose name as President of Coggins & Monzella Realty & Development Company, 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 1st day of February 19 80.

George W. Telford Notary Public

CORLEY, MONCH, LAMBERT & COOKS, ATTORNEYS  
1933 MONTGOMERY HIGHWAY  
BIRMINGHAM, ALABAMA 35203