

This instrument was prepared by

(Name)..... LARRY L. HALCOMB
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3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

(Address).....

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

19800529000058610 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/29/1980 00:00:00 FILED/CERTIFIED

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

That in consideration of Sixty five thousand nine hundred and no/100 (\$65,900.00) Dollars

to the undersigned grantor, B&D Quality Homes, 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

Richard J. Ross and Leah A. Ross

(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 79, according to the map and survey of Portsouth, Third Sector, as recorded in
Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1980.

Subject to restrictions, rights of way, easements and building lines of record.

\$ 41,000.00 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 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, unless otherwise noted above, 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, Robert J. Dow
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of May 1980

ATTEST:

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Larry L. Halcomb
State, hereby certify that Robert J. Dow
whose name as President of B&D Quality Homes, 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 26th day of May

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 MAY 29 AM 8:26
By
Secretary
B&D QUALITY HOMES, INC.
Robert J. Dow
President
Recd 25.00
Rec. 1.50
Sub. 1.00
27.50
Sec mty. 403
Notary Public
My Commission Expires January 24, 1982