

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
09/09/1980 00:00:00 FILED/CERTIFIED

(Name) Bruce L. Gordon, Attorney at Law

(Address) 1500 City National Bank Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-Eight Thousand Nine Hundred and No/100 (\$98,900.00)

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

JAMES CURTISS COBERN and wife, MARTHA C. COBERN
(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 125, according to the Survey of Meadow Brook, Second Sector-
Second Phase, as 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.

(\$45,000.00 of the consideration recited above was paid from the
proceeds of a mortgage loan, closed simultaneously herewith.)

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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, Leo James
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of September 19 80

ATTEST:

CLERK OF SHELBY CO.

LEO JAMES BUILDERS, INC.

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By Leo James

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

CLERK OF PROBATE

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 5th day of September 19 80.

GORDON, CLEVELAND COTTON, P.A.

✓

Notary Public