

This instrument was prepared by

Send for notice to:
Robert E. Fulton
1400 16th St. S.W.
Alabaster, Alabama 35007

(Name) Michael Bolin
(Address) 623 Frank Nelson 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 SIXTY TWO THOUSAND AND NO/100 DOLLARS

19800909000100270 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/09/1980 00:00:00 FILED/CERTIFIED

to the undersigned grantor, C & F Construction 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 Robert Earl O'Brien and wife
Sharon B. O'Brien

(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

Lot 73, according to the survey of Scottsdale, Second Addition, as shown
by map recorded in Map Book 7, page 118 in the office of the Judge of
Probate of Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1980.

Right of way to Southern Natural Gas Corporation dated July 22, 1929, recorded
in Deed Book 90 page 62 in Probate Office.

Building setback line reserved of 35 feet on the easterly portion facing the st:
as shown by recorded plat.

Public utility easements as shown by recorded plat, including a 5 foot easement
on the south and a 10 foot easement on the westerly portion.

Restriction, conditions and covenants contained in instrument dated Jan. 26,
1979, and recorded in Misc. Book 29 page 229 in Probate Office.

Transmission Line Permit to Alabama Power Company and South Central Bell
recorded in Deed Book 318 page 04 in Probate Office.

Right of way to Alabama Power Company recorded in Deed Book 320 page 551 in
Probate Office.

\$62,000.00 of the purchase price recited above was paid from the mortgage
loan closed simultaneously herewith delivery of this deed.

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 E. Fulton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of September 19 80

ATTEST: STATE OF ALABAMA
COUNTY OF JEFFERSON
1980 SEP -9 AM 9:39
C & F Construction Company, Inc.
By Robert E. Fulton President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that
whose name as President of C & F Construction 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 4th day of September 19 80

Jackson