

This instrument was prepared by

(Name) James W. May
(Address) 2154 Highland Avenue
Birmingham, Alabama 35205

19800915000102580 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
09/15/1980 00:00:00 FILED/CERTIFIED

Form 1-1-1 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 Four Thousand Seven Hundred and no/100 (\$64,700.00) Dollars

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership ~~XXXXXXX~~
(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
Steven L. Hastings and Linda L. Hastings

(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 28, in Block 5, according to the Survey of Southwind, Fourth Sector, as recorded
in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) 35-foot building set back line from Tahiti Terrace;
(3) Utility easement over rear of lot as shown on recorded map; (4) Restrictions dated
October 27, 1978, recorded in Misc. Book 27, Page 978, in Probate Office; (5) Permit
to Alabama Power Company, dated Sept. 18, 1978, recorded in Deed Book 316, Page 359
in Probate Office; (6) Easements regarding underground cables, dated August 3, 1978,
recorded in Misc. Book 28, Page 646, in Probate Office; (7) Agreement with Alabama
Power Company dated August 3, 1978, recorded in Misc. Book 28, Page 647, in Probate
Office.

\$58,200.00 of the purchase price recited above has been paid from the proceeds of
a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1980 SEP 15 AM 9:40 Rec Mtg. H35-697
Deed 6.50
Rec. 1.50
Ind 1.00
9.00
JUDGE OF PROBATE

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 General Partner ~~XXXXXX~~ William D. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of September 19 80

ATTEST: RHODES & ACTON, An Alabama General Partnership
By William D. Acton
William D. Acton, General ~~XXXXXX~~
Partner

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that William D. Acton, whose name as General Partner of Rhodes & Acton, An Alabama
General Partnership, is signed to the foregoing conveyance, and who is known to me,
acknowledged before me that being informed of the contents of the conveyance, he in his capacity
as such General Partner of Rhodes & Acton, executed the same voluntarily on the day the same
bears date.

ODOM MAY & DeBUYS
Given under my hand and official seal this 12th day of September 1980.
ATTORNEYS AT LAW
P. O. BOX 9400
BIRMINGHAM, AL 35205
Notary Public