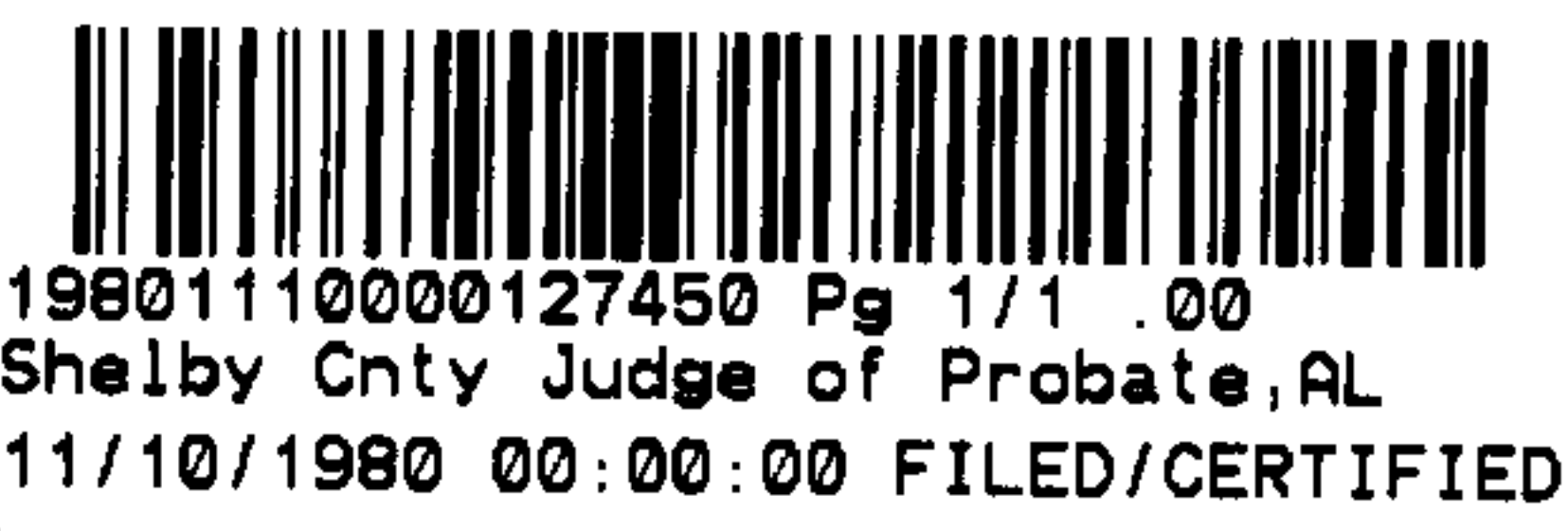


This instrument was prepared by

274



(Name) James J. Odom, Jr.
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

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 Fifty-one Thousand, Nine Hundred and No/100-----Dollars

to the undersigned grantor, Roy Martin Construction, 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

Roman A. Brechun and Mary Ann Brechun
(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 5, according to the survey of Southern Hills, as recorded in Map Book 7,
Page 72, in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Restrictions, covenants and conditions as
set out in Misc. Book 25, Page 684; (3) Building setback line of 35 feet
reserved from Southern Hills Drive, as shown by plat; (4) Public utility
easements as shown by recorded plat, including a 7.5 foot easement along the
easterly side, a 30 foot easement along the northerly side and a 20 foot
easement through the center of said lot; (5) Transmission line permit
to Alabama Power Company recorded in Deed Book 103, Page 171, Deed Book 220,
Page 46 and in Deed Book 220, Page 40; (6) Title to all minerals and mining
rights pertaining thereto as shown by Deed Book 114, Page 432; (7) Easement
granted to Alabama Power Company and South Central Bell Tel. Co. recorded
in Deed Book 315, Page 215.

\$46,700.00 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, Roy L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of Nov., 19 80.

ATTEST:

Deed TAX 1.50
Rec 1.50
Jud 1.00
STATE OF ALABAMA }
COUNTY OF JEFFERSON }
see Mkt 407 - H98
1980 NOV 10 AM 9:58

ROY MARTIN CONSTRUCTION, INC.
By Roy L. Martin, President

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Roy L. Martin
whose name as President of Roy Martin Construction, 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 7th day of November, 19 80.
P. O. BOX 3400-A
BIRMINGHAM, ALABAMA 35205
Notary Public