

(Name)

Robert O. Driggers, Attorney

(Address)

1736 Oxmoor Road, Homewood, Alabama 35209

CORPORATION FORM / STATUTORY JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } COUNTY OF Jefferson }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Three Thousand Five Hundred and No/100 - - Dollars

to the undersigned grantor, Birmingham Trust National Bank, A National Banking Association, (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

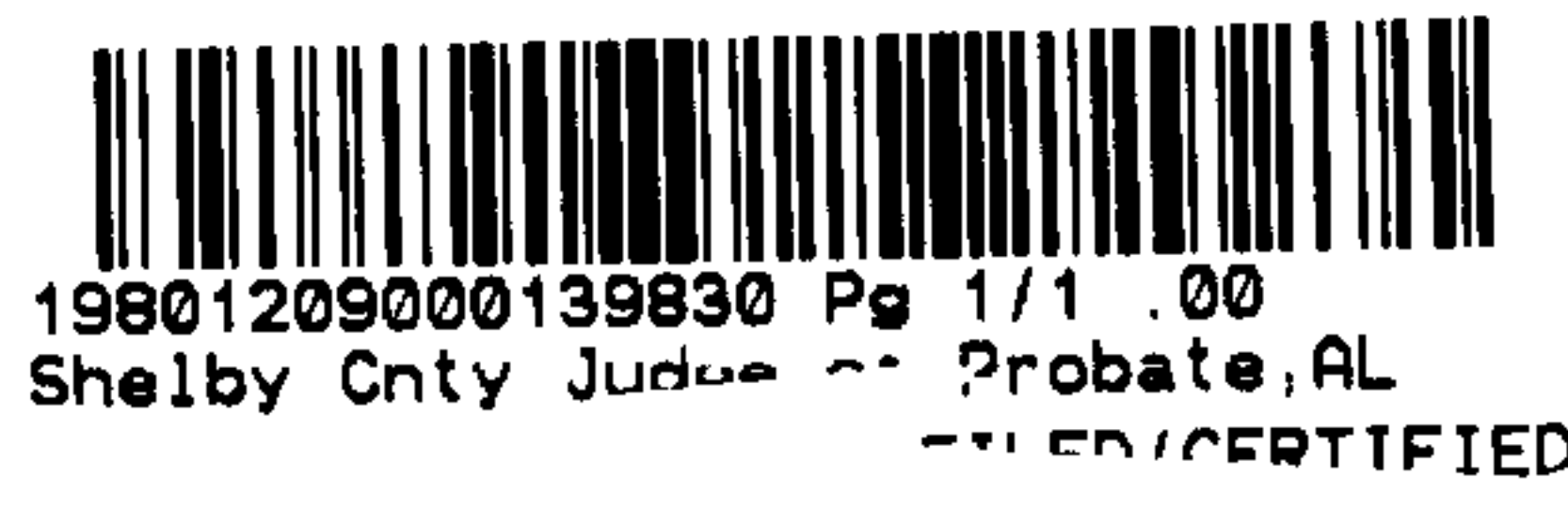
MALCOLM B. GARNER, JR. AND LINDA G. GARNER

(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 39, according to the survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

- 1. Taxes due in 1981 and all subsequent years.
2. 35 foot building line as shown by recorded map.
3. 5 foot easement on South as shown by recorded map.
4. Restrictions recorded in Misc. Vol. 25, Page 299, in the Probate Office of Shelby County, Alabama.
5. Right of way to Birmingham Water Works Board, as recorded in Vol. 309, page 543, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Vol. 275, page 762, in said Probate Office.
7. Right of way to Alabama Power Company recorded in Vol. 316, Page 379, in said Probate Office.
8. Statutory right of redemption as evidenced in foreclosure deed to Birmingham Trust National Bank recorded in Vol. 328, Page 383, the the Probate Office of Shelby County, Alabama.



\$66,150.00 of the consideration recited above was paid from the proceeds of 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 contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said GRANTOR, by its Sr. Vice President, James R. Beard who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of November, 1980.

ATTEST:

Handwritten signature of Notary Public

STATE OF ALA. SHELBY CO. I CERTIFY THIS STATEMENT WAS FILED BY

BIRMINGHAM TRUST NATIONAL BANK A National Banking Association JAMES R. BEARD, Sr. Vice President

STATE OF Alabama } COUNTY OF Jefferson }

1980 DEC -9 AM 8:36

Handwritten signature of Notary Public

Dec 9 1980 Security 408-271 Recd 1.50 Sub 10.00

I, the undersigned James R. Beard Sr. Vice President of Birmingham Trust National Bank, a National Banking Association, 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 National Banking Association.

Given under my hand and official seal, this the 28th day of November, 1980.

Handwritten signature of Notary Public My Commission Expires Feb 9, 1982

BOOK 330 PAGE 105