

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
 (Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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



19810331000034570 Pg 1/1 .00
 Shelby Cnty Judge of Probate, AL
 03/31/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
 COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty One Thousand Three Hundred Fifty and no/100 (\$81,350.00) DOLLARS

to the undersigned grantor, J. Harris Development Corporation 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

Kent S. Brown and Denise L. Brown

(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, according to the survey of Royal Oaks, 2nd Sector as
 recorded in Map Book 7, Page 77, in the Probate Office of
 Shelby County, Alabama.

Subject to easements and restrictions of record.

\$61,400.00 of the purchase price recited above was paid from
 a mortgage loan closed simultaneously herewith.

BOOK 331 PAGE 981

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,

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, Jack A. Harris
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of March 1981.

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

J. HARRIS DEVELOPMENT CORPORATION

Jack A. Harris President

STATE OF ALABAMA
 COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said
 State, hereby certify that Jack A. Harris
 whose name as President of J. Harris Development Corporation
 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 27th day of March 1981.

Form ALA-33

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING