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This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law

(Address) 1500 City National Bank Building, Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand Nine Hundred and No/100 (\$75,900.00)

to the undersigned grantor, LEO JAMES BUILDERS, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged. the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

SAM CULOTTA, JR. and wife, LORI G. CULOTTA  
(herein referred to as GRANTEEES) 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 remain'er and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Meadowbrook, Fourth Sector,  
as recorded in Map Book 7, Page 67, in the Probate Office of  
Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

(\$36,000.00 of the consideration recited above was paid from  
the proceeds of a mortgage loan, closed simultaneously herewith.)



19810713000075900 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
07/13/1981 00:00:00 FILED/CERTIFIED

BOOK 333 PAGE 942

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

1981 JUL 13 AM 9:58

Thomas A. Shanderson  
JUDGE OF PROBATE

Deed 40.00  
Rec. 1.50  
Ind. 1.00  
42.50

Decmty. 414-42

TO HAVE AND TO HOLD, To the said GRANTEEES 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  
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo James  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of June 19 81

ATTEST:

LEO JAMES BUILDERS, INC.

By Leo James President

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Leo James  
whose name as President of Leo James Builders, 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 10th day of June 19 81

Cynthia A. Duckworth  
Notary Public

✓ GORDON, CLEVELAND & GORDON, P.A.  
15TH FLOOR CITY NATIONAL BANK BUILDING  
BIRMINGHAM, ALABAMA 35203