

(Name) Michael Bolin

(Address) 623 Frank Nelson 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,



19811231000138120 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/31/1981 00:00:00 FILED/CERTIFIED

That in consideration of EIGHTY THREE THOUSAND AND 00/100 DOLLARS

to the undersigned grantor, Lowder Construction Co., 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

Terry L. Duncan and wife Annie B. Beaty

(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

Lot 5-A, Block 2, according to a resurvey of Stoneridge
as recorded in Map Book 8, Page 2 in the Probate Office
of Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1982.

20' Easement for sanitary sewer, and 5' general easement.

Mineral and mining rights and rights incident thereto recorded in Vol. 64,
Page 267 in the Probate Office of Shelby County, Alabama.

Restrictions recorded in Misc. Vol. 17, Page 865 and Misc. Vol. 20, Page 307
in said Probate Office.

Easement to Alabama Power Company recorded in Vol. 308, Page 195 in the said
Probate Office.

\$74,700.00 of the purchase price recited above was paid from the mortgage loan
closed simultaneously herewith delivery of this deed.

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 Vice President, Fred E. Benson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 1981

ATTEST: Deed 8.50 Secnty. 417-600
Rec. 1.50
Ind. 1.00
11.00
Secretary

Lowder Construction Co., Inc.

By Fred E. Benson
Vice President

STATE OF Alabama
COUNTY OF Jefferson

1981 DEC 31 AM 10:46

Fred E. Benson

I, the undersigned Fred E. Benson a Notary Public in and for said County in said
State, hereby certify that Fred E. Benson
whose name as Vice President of Lowder Construction Co., 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 30th day of

December

Jackson
COMPANY

POST OFFICE BOX 7344-A
BIRMINGHAM, ALABAMA 35253

