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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 Seven Thousand Nine Hundred and No/100 Dollars (\$57,900.00)

to the undersigned grantor, Shelby State Bank, an Alabama Banking 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

Robert P. McGregor, Jr. and wife, Molly C. McGregor

(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 16, according to the survey of Monte Verde as recorded in Map Book 6, Page 66, in the probate office of Shelby County, Alabama

SUBJECT TO: (1) Taxes for the year 1982, a lien, but not due and payable until October 1, 1982. (2) Building setback line of 35 feet reserved from Monte Verde Lane as shown by plat. (3) Public utility easements as shown by recorded plat, including 15 feet on South side of lot. (4) Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 298, Page 171, in Probate Office. (5) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 20, Page 432, in Probate office. (6) Easement to South Central Bell, as shown by instrument recorded in Deed Book 293, Page 274, in Probate Office. (7) Statutory rights of redemption in favor of Mike Wells Construction Co., Inc., and any other person, firm or corporation having the rights of redemption under the laws of the State of Alabama.

\$52,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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BOOK

ALABAMA SHELBY CO. PROBATE OFFICE

1982 MAR -2 AM 8:56 Deed 6.00  
 4 Dec 1.50  
 2 Ind. 1.00  
 8.50

Secnty 418-673

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. 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 encumbrances, 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, K. R. Kirkland who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of Feb 19 82 Shelby State Bank, an Alabama Banking Corporation

ATTEST:

By K. R. Kirkland President

Secretary

STATE OF ALABAMA }  
 COUNTY OF SHELBY }

I, Bruce M. Green a Notary Public in and for said County in said State, hereby certify that K. R. Kirkland whose name as President of Shelby State Bank, an Alabama Banking 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 26 day of February 19 82

Mitchell Green & Sons

Bruce M. Green  
 Notary Public