

This instrument was prepared by

819

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

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 THOUSAND and NO/100 (\$50,000.00) DOLLARS

to the undersigned grantor, MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a banking 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

FEDERAL HOME BUILDERS, INC., a corporation,

(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.

Lots 3, 10, 13 and 14, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978, and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Lots 16, 17, 19, 20, 24 and 25, as shown by map or plat of Sunnydale Estates, Third Sector, dated June 30, 1978 and recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following easements, restrictions and encumbrances:

1. Lots 3, 10, 13 and 14, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama, are each subject to the 35-foot building set back line, and to the easements, rights-of-way and streets as shown by said map or plat of Sunnydale Estates, First and Second Sectors.

2. Lots 16, 17, 19, 20, 24 and 25, as shown by map or plat of Sunnydale Estates, Third Sector, dated June 30, 1978, and recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama, are each subject to the 35-foot building set back line, and to the easements, rights-of-way and streets as shown by said map or plat of Sunnydale Estates, Third Sector.

3. Lot 3, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded in Map Book 7, at Page 75, in the Office of the Judge or Probate of Shelby County, Alabama, is subject to easements in favor of South Central Bell Telephone Company, as shown by instrument dated September 19, 1977 and recorded in Deed Book 309, at Page 338, and by instrument dated January 7, 1979 and recorded in Deed Book 320, at Page 889, in said Probate Records.

4. Lots 10, 13 and 14, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978, and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama, are each subject to

(CONTINUED ON REVERSE SIDE)

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, James A. Kelly, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of May 1982.

ATTEST:

MERCHANTS & PLANTERS BANK

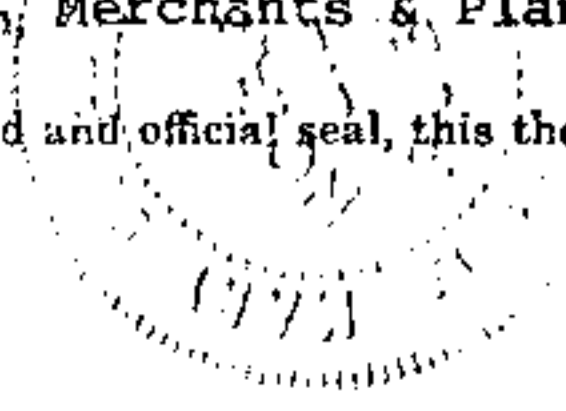
*John C. Burt*  
Asst. Vice President & Cashier

By *James A. Kelly*  
James A. Kelly, President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James A. Kelly, whose name as President of Merchants & Planters Bank, Montevallo, Alabama, a 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, Merchants & Planters Bank, Montevallo, Alabama.

Given under my hand and official seal, this the 25th day of May 1982.



*James A. Kelly*  
Notary Public  
My Commission Expires September 1984

CONTINUED ON REVERSE

BOOK 333 PAGE 943

(CONTINUATION OF EASEMENTS, RESTRICTIONS AND ENCUMBRANCES)

easements in favor of South Central Bell Telephone Company as shown by instrument dated September 19, 1977, and recorded in Deed Book 309, at Page 338, in said Probate Records.

5. Lots 16, 17, 19, 20, 24 and 25, as shown by map or plat of Sunnydale Estates, Third Sector, dated June 30, 1978 and recorded in Map Book 7, at Page 78, in the Office of the Judge of Probate of Shelby County, Alabama, are each subject to easements in favor of South Central Bell Telephone Company as shown by instrument dated January 7, 1979 and recorded in Deed Book 320, at Page 889, in said Probate Records.

6. All 10 lots conveyed are subject to Transmission line permit to Alabama Power Company, as shown by instrument dated May 9, 1930, and recorded in Deed Book 91, at Page 257, in the Office of the Judge of Probate of Shelby County, Alabama.

7. All 10 lots conveyed are subject to right-of-way easement for water line to Water Works Board of the Town of Calera, as shown by instrument recorded in Deed Book 186, at Page 26, in said Probate Records.

8. Unaccrued portion of 1982 ad valorem taxes, which became a lien on October 1, 1981, but are not due and payable until October 1, 1982.

BOOK 339 PAGE 944

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

1982 MAY 25 AM 10:28

Rec 3.00  
Jud 1.00  
H.00

See Mtg 420-803-807-811-815  
Thomas P. Snowden, Jr. 819-823-827-831-835-839  
JUDGE OF PROBATE

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA

COUNTY OF

Recording Fee \$  
Deed Tax \$

This form furnished by

Lawyers Title Insurance Corporation

TITLE INSURANCE  
BIRMINGHAM, ALABAMA

Return to: