

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007

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 NINETY-THREE THOUSAND NINE HUNDRED AND NO/100th DOLLARS (\$93,900.00)

to the undersigned grantor, ROY MARTIN CONSTRUCTION, 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

Thomas Jackson Yearwood, Jr. and wife, Stephanie Tiffin Yearwood

(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 23, Block 1, according to the survey of Sunny Meadows, Phase
2 as recorded in Map Book 8 Page 19 A & B in the Probate Office
of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to existing easements, restrictions, set-back lines,
rights of way, limitations, if any, of record.

\$77,800.00 of the above recited purchase price was paid by a
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:	GRANTEES' ADDRESS:
P. O. Box 9	3013 Birdsong Circle
Pelham, Alabama 35124	Birmingham, Alabama 35243

BOOK 347 PAGE 520

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
see 179-431-991
1983 JUN -1 PM 4:03 Deed tax 16.50
Rec. 1.50
Ind. 1.00
19.00
Thomas P. Snowden, Jr.
JUDGE OF PROBATE

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, 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, Roy L. Martin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of June 19 83

ATTEST:

ROY MARTIN CONSTRUCTION, INC.
By [Signature]
its President President

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Roy L. Martin
whose name as President of Roy Martin Construction, 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 1st day of June 19 83

