

This instrument was prepared by

(Name) (Mrs.) Martha B. Mullins

(Address) 1031 South 21st Street Birmingham, Alabama 35205

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 Twenty-two thousand and NO/100 DOLLARS-----

to the undersigned grantor, Perkins Bros. Development 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

Steven G. Lambert and wife, Debra G. Lambert

(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 52, according to the Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

This property is conveyed subject to the following:

1. Taxes due in the year 1983, a lien, but not yet payable.
2. A 35 foot building set back line as shown by record plat.
3. Easements over the southeasterly 10 feet of subject property for public utilities as shown by record plat.
4. Mineral and mining rights excepted in Deed Volume 322, Page 97.
5. Restrictions, conditions and limitations in Misc. Volume 21, Page 742, and Misc. Volume 25, Page 825.
6. Easements to Alabama Power Company and South Central Bell Telephone Company in Deed Volume 313, Page 862, Deed Volume 313, Page 864 and Deed Volume 313, Page 872.
7. Agreements with Alabama Power Company as to underground cables in Misc. Volume 48, Page 880.
8. Easements to Alabama Power Company in Deed Volume 146, Page 391.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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, Hamilton Perkins, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of September 1983

ATTEST:

PERKINS BROS. DEVELOPMENT CO., INC.

By Hamilton Perkins, Jr. President

STATE OF Alabama  
COUNTY OF Jefferson

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

1983 OCT 31 AM 10:31

See Mtg 438-532

Rec'd 1.50  
Ind 1.00  
2.50

a Notary Public in and for said County in said

I, Martha B. Mullins, Hamilton Perkins, Jr.,  
State, hereby certify that whose name as the President of Perkins Bros. Development 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 30 day of September 19 83

Martha B. Mullins  
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 1984