

This instrument was prepared by

(Name) Robert H. Adams ✓ CORRETTI & NEWSOM, ATTORNEYS

(Address) 1804 7th Avenue, North, Birmingham, Alabama 35203

Send Tax Notice To:
Raymond P. Monaco
4919 Meadow Brook Way
Birmingham, Al. 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$132,500.00)
DOLLARS

to the undersigned grantor, Davis 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

Raymond P. Monaco and wife, Frances C. Monaco

(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 the County of Shelby, State of Alabama, to-wit:

Lot 96, according to the survey of Meadow Brook, Second Sector, First
Phase, as recorded in Map Book 7, Page 65, in the Probate Office of
Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984 and subsequent years. (2) A ten
foot easement on rear as shown by recorded map. (3) Agreement with Alabama
Power Company recorded in Misc. Volume 48, Page 880, in the Probate Office
of Shelby County, Alabama. (4) Right of way to Alabama Power Company
recorded in Volume 313, Page 862; Volume 313, Page 864, and Volume 313,
Page 872, in said Probate Office. (5) Restrictions recorded in Volume 21,
Page 742, and Misc. Volume 25, Page 825, in said Probate Office. (6) Mineral
and mining rights and rights incident thereto recorded in Volume 66, Page 34,
in said Probate Office.

\$102,000.00 of the purchase price of the property described herein has been
paid by the proceeds of a purchase money mortgage executed and recorded
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 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 President, John B. Davis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of October, 1983.

ATTEST:

H. Melville Davis, Jr.

Davis Development Co., Inc.

By

John B. Davis, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 NOV -3 AM 10:20
See Mtg 438-833

Deed TAX 30.50
Rec 1.20
Jus 1.00
33.00

I, the undersigned authority, a Notary Public in and for said County in said
State, hereby certify that John B. Davis, whose name as President & H. Melville Davis, Jr.,
whose name as Secretary of Davis 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 26th day of October, 1983.

My Commission Expires: 12/15/85