

(Name) Walter Fletcher
2121 Highland Avenue
(Address) Birmingham, Alabama 35205

Form 1-2-7 Rev. 8-78 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

One Hundred Ten Thousand and no/100 Dollars

to the undersigned grantor, DOUGLAS CONSTRUCTION AND DEVELOPMENT, 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

DAVID R. SPRUIELL and PHYLLIS R. SPRUIELL

(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 57, according to survey of Quail Run, Phase 3, as recorded
in Map Book 7 Page 159 in the Probate Office of Shelby County,
Alabama, being situated in Shelby County, Alabama.

Subject to mineral and mining rights and rights incident thereto recorded
in Deed Book 121, Page 294, in the Probate Office of Shelby County, Alabama.
Also subject to other easements and restrictions of record, and state,
county and city taxes.

BOOK 354 PAGE 39

Deed tax 16.50
Rec 1.50
Sub 1.00
19.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 MAR 15 AM 10:07

\$ 93,500.00 of the purchase price recited
above was paid from the all mortgage loan closed
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, 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, Ronald D. Threadgill
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of March 19 84

ATTEST:

DOUGLAS CONSTRUCTION AND DEVELOPMENT, INC.

By Ronald D. Threadgill
Ronald D. Threadgill President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, Ronald D. Threadgill a Notary Public in and for said County in said
State, hereby certify that
whose name as President of Douglas Construction and Development, 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 13th day of March 19 84.

Walter Fletcher

Notary Public