

This instrument was prepared by

Grantee Address:

2008 Hawthorne Lane
Birmingham, AL 35244

(Name) DOUGLAS ROGERS

(Address) ATTORNEY AT LAW

1920 MAYFAIR DRIVE

BIRMINGHAM, AL 35209

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 One Hundred Eighty Nine Thousand Nine Hundred and no/100
-----Dollars

to the undersigned grantor, B & E Homes, 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
Ralph R. Congiu and Elsa B. Congiu

(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

Lot 1302, according to the and Survey of Riverchase Country Club, 21st
Addition, as shown by Map Book 9, Page 88, in the Probate Office of Shelby
County, Alabama.
Mineral and mining rights excepted.

Subject to restrictions, easements, rights-of-way and building lines of
record.

Subject to taxes for 1986.

\$151,900.00 of the consideration hereof was paid from a mortgage loan
closed simultaneously herewith.

BOOK 068 PAGE 221

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, Pete E. Anderson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of April 19 86

ATTEST:

Deed TAX 38.00
Rec 2.50
1.00
41.50
Secretary

B & E Homes, Inc.
By Pete E. Anderson
President

STATE OF Alabama } 1986 APR 16 AM 9:10
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Pete E. Anderson
whose name as President of B & E Homes, 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 4th day of April

J. Douglas Rogers
Notary Public