

This instrument was prepared by

1362

SEND TAX NOTICE TO:

(Name) LARRY L. HALCOMB

Ed I. Gardner

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 35209

4020 Cross Grove Circle

Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty one thousand four hundred and no/100 (141,400.00)

to the undersigned grantor, Bryan 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

Ed I. Gardner and Betty A. Gardner

(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 65, according to the Survey of Little Ridge Estates, as
recorded in Map Book 9, Page 174 A and B, in the Probate Office
of Shelby County, Alabama.

Subject to taxes for 1987.

Subject to restrictions, building lines, easements, rights of way and
agreement with Alabama Power Company of record.

BOOK 115 PAGE 339

\$101,000.00 of the purchase price was paid from the proceeds of a 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,

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, Charles C. Bryan
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of February 1987

ATTEST:

Deed TAX 40.50
Rec 2.50
Jud 1.00
44.00

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

1987 FEB 16 PM 4:02

STATE OF ALABAMA
COUNTY OF JEFFERSON

Bryan Construction, Inc.

By Charles C. Bryan President

I, Larry L. Halcomb

State, hereby certify that
whose name as

Charles C. Bryan, Jr.
President of Bryan 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 11th day of February

Larry L. Halcomb

My Commission Expires January 23, 1990