

This instrument was prepared by:
 (Name) Daniel M. Spitler, Attorney
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
 (Name) Mr. and Mrs. Gary P. Fennell
 (Address) 125 Mallard Circle
Pelham, Alabama 35124

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

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-FIVE THOUSAND TWO HUNDRED AND NO/100 (\$145,200.00) DOLLAR

to the undersigned grantor, **SOUTH BREEZE REALTY CORP.** 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

GARY P. FENNELL and wife, LOIS R. FENNELL

(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 12, according to a Resurvey of Lots 12 and 13, Mallard Pointe, as recorded in
 Map Book 13 page 75 in the Probate Office of Shelby County, Alabama; being situated
 in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Mallard Circle as shown by plat.
 Public utility easements as shown by recorded plat, including 5 feet on South,
 North, East and Northwesterly sides of subject property.

Restrictions, covenants and conditions as set out in instrument recorded in Real 109
 page 39 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
 Deed Book 127 page 395 in Probate Office.

Right of Way granted to South Central Bell by instrument recorded in Real 98 page 98
 and Deed Book 202 page 448 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 114 page
 161 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Real 114 page 290
 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 117
 page 590 and Real 126 page 133 and covenants pertaining thereto recorded in Real 117
 page 593 and Real 126 page 136 (respectively) in Probate Office.

Mineral and mining rights if not owned by Grantor.
 \$134,000.00 of the purchase price recited above was paid from 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 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,

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 it President, James W. Elliott
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of Sept. 19 89

ATTEST

1. Deed Tax ----- \$ 11.50
 2. Mtg. Tax ----- \$
 3. Recording Fee ----- \$ 2.50
 4. Indexing Fee ----- \$ 3.10
 5. No Tax Fee ----- \$
 6. Certified Stamp Fee -- \$ 1.00

STATE OF ALABAMA

COUNTY OF SHELBY Total \$ 18.10

SOUTH BREEZE REALTY CORP.

By James W. Elliott
 President, James W. Elliott
 STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

89 SEP 29 PM 1:08

James W. Elliott a Notary Public is and for said County in said
 JUDGE OF PROBATE

I, the undersigned
 State, hereby certify that James W. Elliott
 whose name as President of South Breeze Realty Corp.
 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 is 22nd day of September

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