

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Two Hundred Four Thousand and No/100-----DOLLARS

to the undersigned grantor, GARDNER BROTHERS HOMEBUILDERS, INC., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN D. JENKINS, JR. AND PATRICIA P. JENKINS

(herein referred to as GRANTEE) 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 17, according to the Survey of Southpointe Eighth Sector, as recorded
in Map Book 15, page 109, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$163,200.00 of the purchase price is being paid by the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-01374

01/12/1994-01374
03:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 49.50

TO HAVE AND TO HOLD, To the said GRANTEE 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of January 1994
GARDNER BROTHERS HOMEBUILDERS, INC.

ATTEST:

By

President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that
whose name as President of GARDNER BROTHERS HOMEBUILDERS, 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 6th day of January 19 94

My Commission Expires: 8-29-94

Notary Public