

Send tax notice to: Kris John Rose
104 Loyola Circle
Helena, Al. 35080

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway
(Address) Birmingham, Al. 35216
Form 1-1-7 Rev. 8-70 #068/25 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 twenty-nine thousand nine hundred and no/100 (\$129,900.00)
Dollars

to the undersigned grantor, R & J Building Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kris John Rose and Jean Marie Rose

(herein referred to as GRANTEEES) 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:

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$114,900.00 of the above mentioned purchase price was paid for from a
mortgage loan which was closed simultaneously herewith.

Inst # 1995-28706

10/10/1995-28706
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SHELBY COUNTY JUDGE OF PROBATE
002 HCB 26.00

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, James J. Ransom, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of September 19 95

ATTEST:

R & J BUILDING COMPANY, INC.

By 
JAMES J. RANSOM, JR. President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that James J. Ransom, Jr.
whose name as President of R&J Building Company, 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 22 day of September 1995

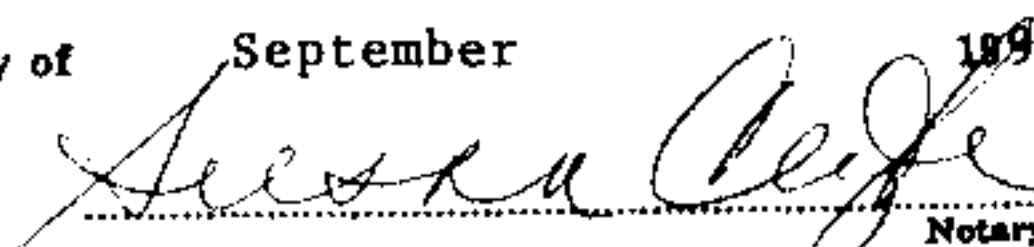

Notary Public

EXHIBIT A

Lot 3, according to the Survey of St. Charles Place, Phase IV, as recorded in Map Book 18, Page 106 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following: A part of said Lot 3, St. Charles Place, Phase IV, being more particularly described as follows: Beginning at the most northerly corner of said Lot 3, run in a southwesterly direction along the northwest line of said Lot 3 for a distance of 76.64 feet to an existing iron pin; thence turn an angle to the left of 65 degrees 37 minutes 44 seconds and run in a southeasterly direction for a distance of 164.94 feet to an existing iron pin; thence turn an angle to the left of 160 degrees 26 minutes 49 seconds and run in a northerly direction along the east line of said Lot 3 for a distance of 208.59 feet, more or less, to the point of beginning.

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