

Leonard Ross
100 Kensington Lane
Alabaster, AL 35007

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

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 Eight Thousand Nine Hundred and no/100 Dollars

to the undersigned grantor, Doug Black 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
Leonard Ross and wife, Patricia Ross

(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:

See Exhibit "A" attached hereto and made a part hereof as if set forth in
full herein for the complete legal description of the property being conveyed
by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 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.

\$ 141,455.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-36992

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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, Doug Black
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 19 97

ATTEST:

Doug Black Construction, Inc.
By *Doug Black* President
Doug Black

STATE OF Alabama
COUNTY OF Shelby

a Notary Public in and for said County in said

I, the undersigned authority
State, hereby certify that Doug Black
whose name as President of Doug Black 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,

Given under my hand and official seal, this the 30th day of September 19 97

James Holliman
3-12-2001
Notary Public

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Exhibit "A"

Lot 40, according to the Survey of Sterling Gate, Sector 1, as recorded in Map Book 19 page 90 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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