

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Jack W. Monroe, Jr.
2013 Kentucky Avenue
ADDRESS Birmingham, AL 35216

Jack W. Monroe, Jr.

5036 Bent River Trace

Birmingham, AL 35216

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.
1899-34741

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

08/18/1999-34741
11:54 AM CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Two Hundred Fifty Thousand and no/100 Dollars (\$250,000.00)

to the undersigned grantor, L & P Contracting, L.L.C.

a corporation, in hand paid by Jack W. Monroe, Jr. and Barbara H. Monroe
the receipt whereof is acknowledged, the said

L & P Contracting, L.L.C.

does by these presents, grant, bargain, sell, and convey unto the said

Jack W. Monroe, Jr. and Barbara H. Monroe

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 217, according to the Survey of Bent River Commons, 2nd Sector, as recorded
in Map Book 25, Page 25, in the Office of the Judge of Probate of Shelby County,
Alabama. Subject to:

1. Building set back lines, restrictions and easements as shown by record plat.
2. Riparian rights as to the Cahaba River.
3. Rights of others to the use of the Cahaba River.
4. Restrictions and covenants in Instrument #1999-4401 and Instrument #9501-3042.
5. Mineral and mining rights and all rights incident thereto in Volume 33, page 542, and Volume 236, page 103.
6. Easements to Plantation Pipe Line Co. in Volume 145, page 275.
7. Covenants, restrictions and easements in Instrument #1999-8863 and Instrument #1999-15750.
8. Right of way to the State of Alabama in Deed book 295, page 25.

TO HAVE AND TO HOLD Unto the said Jack W. Monroe, Jr. and Barbara H. Monroe
as joint tenants, with right of survivorship, their heirs and assigns forever; It being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said L & P Contracting, L.L.C.

does for itself, its successors

and assigns, covenant with said Jack W. Monroe, Jr. and Barbara H. Monroe, their
heirs and assigns, that it 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 Jack W. Monroe, Jr. and Barbara H. Monroe,
their
heirs, executors and assigns forever, against the lawful claims of all persons.

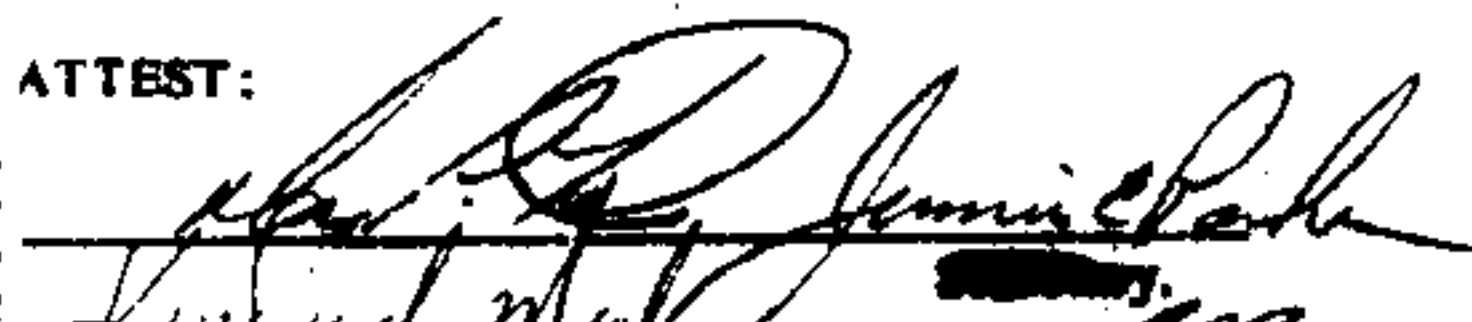
IN WITNESS WHEREOF, The said L & P Contracting, L.L.C.

signature by JAMIE E PARKER

has hereunto set its
its HENBER President

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 10th day of August, 1999

ATTEST:


NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 18, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

By 
member

615 No. 21st Street

Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

TO

State of Alabama

Jefferson COUNTY,

I, JANE B. RICHARDSON

, a Notary Public in and for said

county in said state, hereby certify that

Jimmie E. PARKER

whose name as

Member
President of the L + P Contracting, L.L.C.

a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 10th day of August, 1999

Jane B. Richardson
Notary Public
My Commission Expires 3/3/2000

Inst # 1999-34741

08/18/1999-34741
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CMH 261.00