

This instrument was prepared by

(Name) This instrument was prepared by J. W. Patton, Jr., Stone, Patton & Kice, Bessemer, Alabama

(Address) 8400 2nd 11/6/74

Form 1-1-7 Rev. 8-70

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, See MH 325-137

That in consideration of Forty One Thousand Nine Hundred and no/100 (\$41,900.00) Dollars

to the undersigned grantor, Stewart Building and Development Corporation 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

Ronald H. Ryan and Jerilynn/Ryan

(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:

Lot 31, according to the Map of Indian Valley Second Sector, as recorded in Map Book 5, Page 75, in the Probate Court of Shelby County, Alabama.

Subject to current year's taxes

19720905000044060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1972 12:00:00 AM FILED/CERT

\$33,500.00 of the above recited consideration was furnished through a mortgage loan from First Federal Savings and Loan Association of Bessemer closed simultaneously with the delivery of this deed.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1972 SEP -5 AM 9:44
U.C.C. FILE NUMBER OR
REG. EX. & PAGE NO. SHOWN ABOVE
JUDGE OF PROBATE

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, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ronald M. Moon who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August, 1972

ATTEST:

STEWARD BUILDING AND DEVELOPMENT CORPORATION

By Ronald M. Moon President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, BERNICE DABBS a Notary Public in and for said County in said State, hereby certify that Ronald M. Moon whose name as President of Stewart Building and Development Corporation 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 31st day of August

19 72

Notary Public