

This instrument was prepared by

(Name) Charles A. J. Beavers

(Address) 1122 North 22nd Street

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Seven Thousand Five Hundred and no/100 -----Dollars

See Mtg 342-767

to the undersigned grantor, Valley Investment, 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

Samuel C. Monk, Jr. and wife, Linda C. Monk

(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:

Lot 3, Block 3, according to the survey of Wooddale, Third Sector as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1975 which are a lien but not due and payable until October 1, 1975.
2. Easement to Alabama Power Company recorded in Volume 101, Page 500; Volume 101, Page 569, in the Probate Office of Shelby County, Alabama.
3. Oil, gas petroleum and sulphur recorded in Volume 127, Page 140, in said Probate Office.
4. 35 foot building line and 7.5 foot easement on rear and east side as shown by recorded map.
5. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 281, Page 262, in said Probate Office.
6. Restrictions contained in Misc. Volume 7, Page 401, in said Probate Office.

\$46,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
11/12/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA
CLERK OF PROBATE
1974 NOV 12 PM 8:18
FILED
PAGE AS 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,

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, D. B. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of November 19 74

VALLEY INVESTMENT, INC.

ATTEST:

By D. B. Scott President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that D. B. Scott whose name as President of Valley Investment, 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 5th day of November

19 74

George A. Wilt

Notary Public

BOOK 289 PAGE 577