

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 1407 City Federal Building, Birmingham Alabama 35203

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,

1934

That in consideration of Thirty-Two Thousand Five Hundred and No/100—(\$32,500.00)—Dollars

to the undersigned grantor, J & F Builders, 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

George D. Howard, Jr. and wife, Reba C. Howard

(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 11, in Block 4, Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5 on Page 83, in Probate Office of Shelby County, Alabama. EXCEPT the East 15 feet of Lot 11, in Block 4.

Situated in Town of Pelham, Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$32,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
01/14/1975 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER ON
REC. PK. & PAGE NO. SHOWN ABOVE
1975 JAN 14 PM 7:51
See Mtg 343-795

BOOK 290 PAGE 367

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, Robert K. Fleming who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of December 19 74

ATTEST:

J & F BUILDERS, INC
By Robert K Fleming President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Robert K. Fleming whose name as President of J & F Builders, 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 26th day of December 19 74

Notary Public
STATE OF ALABAMA