

This instrument was prepared by

(Name) Cynthia B. Jungmann

(Address) 2042 Montreat Drive, Birmingham, Alabama 35216

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-SEVEN THOUSAND FOUR HUNDRED AND NO/100 (\$37,400.00)-----DOLLARS

See Mtg 355-856

to the undersigned grantor, BARRETT 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

Carl H. Edwards, Jr. and Wife, Linda C. Edwards

(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 24, BLOCK 7, according to the map and survey of Oak Mountain Estates, Third Sector,
as recorded in Map Book 5, Page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

Thirty-five foot building line as shown by recorded plat.

Seven and one half easement as shown by recorded plat.

Restrictions as recorded in Volume 272, Page 322, in the Probate Office of Shelby
County, Alabama.

Taxes for the current year.

Twenty Seven Thousand Four Hundred and No/100 (\$27,400.00) Dollars of the purchase
price recited above was paid from a mortgage loan closed simultaneously herewith.



19760702000061740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1976 JUL -2 AM 9:09
Deed 274/100
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 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, Raymond W. Barrett
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 19 76.

ATTEST:

BARRETT BUILDERS, INC.

By *Raymond W. Barrett*
Raymond W. Barrett President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Raymond W. Barrett
whose name as President of Barrett 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 30th day of June 19 76.

Cynthia B. Jungmann
Notary Public
(formerly Cynthia G. Brock)

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