

(Name) Daniel M. Spitler, Attorney

633

(Address) 700 City National Bank Building - Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Four Thousand Seven Hundred and No/100-----DOLLARS

See Mtg 359 Page 43

to the undersigned grantor, W. M. Humphries Construction Company, 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

John F. Abbruzzese and wife, Joanna M. Abbruzzese

(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 105, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$45,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 301 PAGE 650

19761022000101570 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/22/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 OCT 22 AM 9:27
Deed Sep 30
Conf. by *Deed*
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 Vice President, R. E. Hamilton, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of Oct., 1976.

ATTEST: W. M. HUMPHRIES CONSTRUCTION COMPANY, INC

By *R. E. Hamilton, Jr.* Vice President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that R. E. Hamilton, Jr. whose name as Vice President of W. M. Humphries Construction Company, 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 20th day of October, 1976.

Deed
Notary Public