

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue, Birmingham, Alabama

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,

That in consideration of Thirty Six Thousand And NO/100 DOLLARS

161
19770804000080840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1977 12:00:00AM FILED/CERT

to the undersigned grantor, Regency Homebuilders, 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

James Williams Hutchison and Jeanette Hutchison

(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 9, in Block 1, according to the Survey of Meadowgreen, as recorded in
Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

Subject to:

1. Advalorem taxes for the current year.
2. Utility easement as shown on recorded map of said subdivision.
3. 60-foot Building set back line from Meadowgreen Lane.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 87,
Page 277, and in Deed Book 136, Page 335, in Probate Office.
5. Restrictive covenants as to underground cables, dated September 9, 1975, and
recorded in Misc. Book 12, Page 766, in Probate Office.
6. Restrictive covenants as shown on deed recorded in Deed Book 294, Page 709,
in Probate Office.
7. Agreement with Alabama Power Company as to underground residential distribu-
tion as recorded in Misc. Book 13, Page 210, in Probate Office.
8. Permit to Alabama Power Company in Deed Book 295, Page 609, in Probate Office.
9. Restrictive covenants and conditions filed in Misc. Book 14, Page 819, in
Probate Office.
10. Permit to South Central Bell Telephone Company dated March 22, 1976, recorded
in Deed Book 298, Page 288, in Probate Office.
11. Mineral and mining rights excepted in Deed Book 305, Page 377, in Probate
Office.

\$36,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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, J. B. Monzella, III
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of July 19 77.

ATTEST: Sue Mtg
368-101

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

REGENCY HOMEBUILDERS, INC.

By

J. B. Monzella, III

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1977 AUG -4 AM 9:32
JUDGE OF PROBATE

I, the undersigned J. B. Monzella, III
whose name as President of Regency Homebuilders, 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 29 day of July 19 77.

William H. Halbrooks
Notary Public