

This instrument was prepared by

(Name) William H. Halbrooks

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Shelby Cnty Judge of Probate, AL
10/05/1977 12:00:00AM FILED/CERT

(Address) 2117 Magnolia Avenue

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

STATE OF ALABAMA

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Five Hundred and no/100-----Dollars

to the undersigned grantor, Gilbert Construction Co., 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

Marion J. Hand, Jr. and wife, Frances W. Hand

(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, according to the Survey of Homestead, First Sector,
as recorded in Map Book 6, Page 9 in the Probate Office of
Shelby County, Alabama.

Subject to;

1. Current taxes.
2. 35 foot building line; 10 foot easement along rear; 20 foot easement along West as shown by recorded map.
3. Right of way granted to Alabama Power Company recorded in Volume 129, Page 561; Volume 179, Page 370; Volume 185, Page 131 and Volume 187, Page 363 in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Vol. 7, Page 207 in said Probate Office.
5. Restrictions recorded in Volume 7, Page 2 and Misc. Volume 7, Page 206 in said Probate Office.
6. Right of way to Southern Bell Telephone & Telegraph Company recorded in Volume 285, Page 365 in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 4, Page 376 in said Probate Office.
8. Right of way to Ala. Power Co. and Southern Bell Telephone & Telegraph Co. recorded in Volume 283, Page 7, in said Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Volume 353, Page 246, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of October 19 77

ATTEST:

GILBERT CONSTRUCTION CO., INC.

By *Greg Gilbert* President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

1977 OCT -5 AM 11:23

Deed Tax 24.50
Rec. 1.50
Indut 1.00
27.00

I, the undersigned *Greg Gilbert*
whose name as *Vice* President of Gilbert Construction Co., 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 3rd day of October

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William H. Halbrooks
Notary Public

CORLEY & HALBROOKS
ATTORNEYS AT LAW

SUITE 103

2117 MAGNOLIA AVENUE

SHELBY COUNTY, ALABAMA 35205

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