

This instrument prepared by

(Name)

(Address)

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301

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 FIFTY FOUR THOUSAND AND NO/100 -----DOLLARS

to the undersigned grantor, J & R HOMES, 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  
HARVEY HORACE SAXON AND WIFE, SAMYE S. SAXON

(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:

Part of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 8, Township 20 South, Range 1 West, and more particularly described as follows: Commence at the Northwest corner of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 8, and run South along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 492.10 feet to a point on the South line of a 60-foot right of way for a road; said point being the point of beginning; thence continue along said course a distance of 188.51 feet; thence turn an angle to left of 127 deg. 13' and run a distance of 585.96 feet to the West right of way of a County Road; thence turn an angle to the left of 69 deg. 08' and run along said West right of way of County Road for a distance of 133.74 feet to the South line of a 60-foot right of way for a road; thence turn an angle to the left of 100 deg. 42' and run a distance of 103.09 feet along said South line of a 60-foot right of way of a road; thence turn an angle to the left of 10 deg. 10' and continue along the South line of a 60-foot right of way for a road a distance of 427.10 feet to point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record

\$54,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



19780911000121670 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/11/1978 12:00:00AM FILED/CERT

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, Jerry W. Hinds  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of Sept. 19 78  
J & R HOMES, INC.

ATTEST:

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that JERRY W. HINDS  
whose name as President of J & R HOMES, 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,

By Jerry W. Hinds Pres.  
(Jerry W. Hinds) President

Rec. 1.50 Sec. mtg. 382-776  
Ind. 1.00  
2.50

a Notary Public in and for said County in said

Given under my hand and official seal, this the 6th. day of September 19 78

Notary Public