[redacted] [redacted] 1064 [redacted]

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy eight thousand and no/100 ($78,000.00) DOLLARS

to the undersigned grantor, Ma-Jer, 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

Stephen W. House and Helen P. House

(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 22, according to Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1979.

Subject to agreements, easements and permits of record.

Mineral and mining rights excepted.

BOOK 319 PAGE 213

$ 53,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19790426000051180 1/1 $.00
Shelby Cnty Judge of Probate,AL
04/26/1979 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, 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 President, Maxwell L. Thompson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of April 1979

ATTEST: Ma-Jer, Inc.

STATE OF ALA. SHELBY CO. I CERTIFY THIS

Secretary By Maxwell L. Thompson President

See Ntg. 390-905

79 APR 26 AM 8:53

Dee Tax - 2500
Rec. 150
Rel. 100
2750

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Maxwell L. Thompson whose name as President of Ma-Jer, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 24th day of April 1979

Notary Public

My Commission Expires January 23, 1982