

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
01/28/1980 00:00:00 FILED/CERTIFIED

(Name) James W. May
2154 Highland Avenue
(Address) Birmingham, Alabama 35205

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 Forty-four Thousand Five Hundred and no/100 (\$44,500.00) Dollars

to the undersigned grantor, First Real Estate Corporation of Alabama 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

Henry Charles Westbrook and Suzanne L. Westbrook

(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 21, Block 1, according to the survey of Green Valley, Second Sector, as recorded
in Map Book 6 Page 21 in the office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from Fran
Drive as shown by recorded plat; (3) Restrictions, covenants and conditions set out in Misc.
Book 9 Page 278 in Probate Office; (4) Easement to South Central Bell Tel. & Tel. Co.
recorded in Deed Book 285 Page 366; (5) Easements to Alabama Power Company recorded in
Deed Book 101 Page 79, Deed Book 126 Page 174; and Deed Book 285 Page 820 in Probate
Office; (6) Agreement as to underground cables as recorded in Misc. Book 8 Page 556
in Probate Office; (7) Agreement with Alabama Power Company as recorded in Misc. Book 8
Page 772 in Probate Office.

\$41,350.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

BOOK 324 PAGE 638

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 JAN 28 AM 8:25
JUDGE OF PROBATE

Deed 3.50 Sec mty. 400-167
Rec. 1.50
Sub. 1.00
6.00

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, 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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of January 19 80.

ATTEST:

FIRST-REAL ESTATE CORPORATION OF ALABAMA

By Roy L. Martin Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Roy L. Martin
whose name as Secretary of First Real Estate Corporation of Alabama
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 24th day of January

19 80.

Notary Public