

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.  
2032 VALLEYDALE ROAD  
(Address) BIRMINGHAM, ALABAMA 35244



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of FIFTY NINE THOUSAND NINE HUNDRED AND NO/100TH (\$59,900.00) DOLLARS

to the undersigned grantor, TRANSAMERICA FINANCIAL SERVICES, 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

VERNON L. BOYD AND WIFE, VIRGINIA F. BOYD

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
SHELBY County, Alabama to-wit:

Lot 3, Block 2, according to the survey of FALL ACRES  
SUBDIVISION, THIRD SECTOR, as recorded in Map Book 5, Page 79, in  
the Probate Office of Shelby County, Alabama. Situated in Shelby,  
County, Alabama.

Subject to existing easements, restrictions, set-back lines,  
rights of way, limitations, if any, of record.

\$59,900.00 of the above-recited purchase price was paid from a  
mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1337 5th Avenue S.W., Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 pre-  
mises, 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 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 <sup>Regional</sup> Vice President, RICHARD J. TILLEY, Area Vice President  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of JANUARY 1985.

ATTEST: William J. Cox STATE OF ALA. SHELBY CO. By Richard J. Tilley TRANSAMERICA FINANCIAL SERVICES, INC.  
Area Vice President CERTIFIED TRUE COPY  
William J. Cox. INSTRUMENT WAS FILED  
RICHARD J. TILLEY,  
REGIONAL VICE PRESIDENT

STATE OF OHIO } 1985 JAN 11 PH 3:57 Rec 2.50  
COUNTY OF Franklin } Ind 1.00  
3.50

I, THE UNDERSIGNED AUTHORITY, Bonylin L. Meyers a Notary Public in and for said County in said  
State, hereby certify that RICHARD J. TILLEY and William J. Cox-Area Vice President  
whose name as REGIONAL VICE President of TRANSAMERICA FINANCIAL SERVICES, 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 9th day of JANUARY 1985.

Bonylin L. Meyers  
Notary Public

BONYLIN L. MEYERS  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 10-26-89