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Send tax notice to:
Halbert Christian Swenson
5208 Harvest Ridge Lane
Birmingham, AL 35243

This instrument was prepared by
LARRY L. HALCOMB
(Name) **ATTORNEY AT LAW**
3512 OLD MONTGOMERY HIGHWAY
(Address) **HOMEWOOD, ALABAMA 35206**

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 **One hundred eight thousand four hundred twenty and no/100 --- (\$ 108,420.00)**

to the undersigned grantor, **Leo James Builders, 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

Halbert Christian Swenson and Janice Marie Swenson

(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 84, according to the survey of Meadow Brook, 11th Sector, as recorded in Map Book 9,
Page 6 A & B, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.**

Minerals and mining rights excepted.

Subject to taxes for 1985.

**Subject to restrictions, easements, building lines, permits and agreements with Alabama
Power Company of record.**

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN 14 AM 8:56

Thomas A. Swenson, Jr.
JUDGE OF PROBATE

*Deed tax 30.00
Rec. 250
Ind. 1.00
33.50*

BOOK 014 PAGE 705

**\$ 78,450.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.**

**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,**

**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, Leo James
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of Januray 19 85**

ATTEST: **Leo James Builders, Inc.**

By *Leo James* President

STATE OF Alabama
COUNTY OF Jefferson

I, **Larry L. Halcomb**
State, hereby certify that **Leo James**
whose name as **President of Leo James Builders, 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 11th day of January

Larry L. Halcomb
Notary Public
1985