

1975

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **5512 OLD MONTGOMERY HIGHWAY,**

HOMWOOD, ALABAMA 36531 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 sixty four thousand nine hundred & No/100 (164,900.00)

to the undersigned grantor, **Spratlin & Edwards Construction Co., 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

George J. Durney & Anne M. Durney

(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 31, according to the survey of Meadowridge, as recorded in Map Book 11, page
40 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictive covenants, building lines, easements, rights-of-way, and
agreement with Alabama Power Company of record.

Subject to conditions and exceptions of recorded plat.

BOOK 224 PAGE 441

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

89 JAN 30 PM 12:01

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 45.00
2. Mtg. Tax 3.50
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 48.50

\$ 120,000.00 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, **Neal F. Spratlin**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January 1989

ATTEST:

Spratlin & Edwards Construction Co., Inc.

By *Neal F. Spratlin*
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, **Larry L. Halcomb**
State, hereby certify that **Neal F. Spratlin**
whose name as President of **Spratlin & Edwards Construction Co., 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 27th day of January 1989.

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1990