

Last #7687

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA 667

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 (\$100.00) - - - - - DOLLARS

to the undersigned grantor, Diamond Construction Company 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

Joseph Busby and wife, Virginia Busby

(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:

From the Northwest corner of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, run East along the North boundary line of the said S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 18, Township 20 South, Range 2 West for 281.06 feet to point on the East right of way line of the Fungo Road, said point being the point of beginning of the land herein described; thence continue East along the North boundary line of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, for 150.0 feet; thence turn an angle of 102 deg. 38' to right and run Southwesterly 100.0 feet; thence turn an angle of 77 deg. 22' to the right and run Westerly 150.0 feet more or less to a point on the East right of way line of the Fungo Road; thence turn an angle of 102 deg. 38' to the right and run Northeasterly along the East right of way line of the Fungo Road for 100.0 feet more or less to the point of beginning. This land being a part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, and being 0.344 acres, more or less, according to survey of Alton Young, Registered Land Surveyor, dated January 25, 1961.

Situating in Shelby County, Alabama.

The Grantees herein assume and agree to pay that certain first mortgage which was
executed to City Federal Savings and Loan Association and recorded in Volume 271,
Page 153 in said Probate Office.

A Statutory Right of Redemption is reserved in the former owners created by mortgage
foreclosure sale which was held on the 31st day of May, 1962, said Foreclosure Deed
being recorded in Volume 270, Page 710 in the Shelby County Probate Office.

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, Earl C. Bloom, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of September 19 62.

ATTEST

Bobby J. Wilson
Secretary-Treas.

By *Earl C. Bloom, Jr.*
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Anna L. Anderson

Earl C. Bloom, Jr.

a Notary Public in and for said County in said

State, hereby certify that
who, being duly sworn, has acknowledged before me on this day that, being
a duly authorized officer of the Diamond Construction Company of Alabama
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.

Official seal, this the

17th day of September

19 62

Anna L. Anderson
Notary Public

Conrad M. Anderson
JUDGE OF PROBATE

13
223
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