

4300

value \$ 28,762.00

Form 1-1-7

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

dp 8,762.00
see mtg

Lawyers Title Insurance Corporation
BIRMINGHAM, ALABAMA

11-17

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Dollars and other good and valuable consideration,

to the undersigned grantor, **VIC-SAN, 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

XXXXXX CORPORATION

Harry R. Beach and Ruth H. Beach

(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 27 according to First Addition to INDIAN HIGHLANDS, as shown by map recorded in Map Book 5 page 6 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on August 10, 1965, and recorded in Deed Book 236 page 393 in the Probate Office of Shelby County, Alabama.

Also subject to agreement with Alabama Power Company recorded in Deed Book 242 page 791 in Probate Office of Shelby County, Alabama.

\$20,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
TO CERTIFY THIS INSTRUMENT WAS FILED
130 SEP 11 AM 9:39
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
JUDGE OF FREIGHT
Cand. M. J. M. J.

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 contingent 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 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, 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, **Victor Scott** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of September 19 63.

ATTEST:
Charles L. Swasey
Secretary

VIC-SAN, INC.
By *Victor Scott*
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, **Ann P. Snow** a Notary Public in and for said County in said State, hereby certify that **Victor Scott** whose name as **President of Vic-San, 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 5th day of September 19 63.

Ann P. Snow
Notary Public

BOOK 254 837