

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$27,500.00)

to the undersigned grantor, RALPH SANDERSON REALTY COMPANY, 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

WILLIAM C. LONG and wife, JOAN S. LONG

(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:

Lot 12 according to Altadena Valley Country Club Sector as recorded in Map Book 4, page 71, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, rights of way, and restrictions of record, if any, of record in the Probate Office of Shelby County, Alabama.

\$23,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 JAN 22 PM 12:40
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIDENTIAL
BOOK OF PROBATE

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, RALPH SANDERSON, who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of January, 1970.

ATTEST:

RALPH SANDERSON REALTY COMPANY, INC.

By RALPH SANDERSON, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RALPH SANDERSON, whose name as President of RALPH SANDERSON REALTY COMPANY, 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 16th day of January, 1970.

Notary Public

My Commission Expires September 14, 1971.