

mtg 315 - 908

This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203
4000 dw

This instrument was prepared by
(Name) 1461

(Address).....
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 SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Six Thousand Five Hundred and No/100-----Dollars

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

Robert Ray Boozer and wife, Lynda M. Boozer

(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 10, according to the map of Altadena Valley Country Club Sector,
as recorded in Map Book 4, Page 71, in the Probate Office of Shelby
County, Alabama.

Subject to easements and restrictions of record.

\$22,500.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

STATE OF ALA. SEC. 19
RECORDS & DEEDS
1971 JAN 26 PM 8:32
U.C.C. FILE NO. 77-07
REC. EX. & PAID AS SHERIFF ADJUT.
Consolidated
BOOK OF RECORDS

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, except current ad valorem taxes and as set out above;

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 the 25 day of January 19 71.

ATTEST: RALPH SANDERSON REALTY COMPANY, INC.
By Ralph Sanderson President
Secretary

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 25 day of January 1971.

[Signature]
Notary Public

BOOK 203 PAGE 819