

40
25

See MTg 317-312

2877

This instrument was prepared by

(Name) John C. Hensley

Jefferson Land Title Service Co., Inc.

(Address) 524 North 21st Street, B'ham, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand One Hundred - - - - - and NO/100 DOLLARS

to the undersigned grantor, Shelby Enterprises, 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

Junius Wayne Bransby and wife, Louise H. Bransby

(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 6, in Block 3, according to survey of Oak Mountain
Estates, as recorded in Map Book 5, on page 57, in the
Probate Office of Shelby County, Alabama.

Subject to: Easements, restrictions of record and 30 foot setback
line.

(\$18,000.00 of the purchase price recited above was paid from
mortgage loan closed simultaneously herewith).

STATE OF ALABAMA
COUNTY OF SHELBY
RECORDED
INDEXED
APR 24 1971
11:34 AM
REC'D & INDEXED
SHELBY COUNTY
JUL 1 1971

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 as stated above and current taxes due and payable on October 1, 1971

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, Robert K. Fleming
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of April 19 71

ATTEST:

By Robert K. Fleming
Robert K. Fleming President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
State, hereby certify that Robert K. Fleming
whose name as President of Shelby Enterprises, 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 23rd day of April 19 71

John C. Hensley
Notary Public

19710505000017780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1971 12:00:00 AM FILED/CERT

562
PAGE
287