

This instrument was prepared by

(Name) John C. Hensley

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

See Mtg 318-1

3724

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand - - - - - (\$19,000.00) - - - - and NO/100 DOLLARS

to the undersigned grantor, Shelby Enterprises, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Larry Gene Brown and wife, Charlotte Brown

(herein referred to as GRANTEEES) 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 12, in Block 1, Oak Mountain Estates, according to Map as recorded in Map Book 5, on Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-ways of record.

(\$18,050.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith).



19710625000026250 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/25/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
Block 1, Page 1.00  
1971 JUN 25 PM 3:10  
U.C.C. FILE NUMBER GR  
RETR. 2 PAGE AS SHOWN ABOVE  
Conrad P. Johnson  
JUDGE OF PROBATE

TO HAVE AND TO HOLD. To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated above and current taxes due and payable 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 GRANTEEES, 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 14th day of June 19 71

ATTEST:

Shelby Enterprises, Inc.,  
By Robert K. Fleming  
Robert K. Fleming President

Secretary

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned Robert K. Fleming a Notary Public in and for said County in said 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 14th day of June 19 71

John C. Hensley  
Notary Public

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