

See Mtg 320 - 109

This instrument was prepared by
(Name) This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
(Address) BIRMINGHAM, ALA, 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-Seven Thousand Five Hundred Seventy-Five and no/100---DOLLARS

to the undersigned grantor, GREEN VALLEY HOMES, 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

Bobby J. Lenning and Johnnie R. Lenning
(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 15, Kenton Brant Nickerson Subdivision as shown on map
recorded in Map Book 5, Page 53, in the Probate Records of
Shelby County, Alabama.

Subject to easements and restrictions of record.

\$27,575.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 DEC - 7 AM 8:23
U.C.C. FILE NUMBER OR
REC. ENCL. PAGE AS SHOWN ABOVE
Chief Probate
CLERK OF PROBATE

19711201000051250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1971 12:00:00 AM FILED/CERT

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,

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 Vice President, Leonard Hultquist, II
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of November 19 71.

ATTEST:

GREEN VALLEY HOMES, INC.
By [Signature] Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Leonard Hultquist, II
whose name as Vice President of GREEN VALLEY HOMES, 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 23 day of November 19 71
[Signature] Notary Public

BOOK 271 PAGE 302