

This instrument was prepared by

(Name) John C. Hensley

(Address) 521 North 21st St., B'ham, Alabama

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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand Four Hundred - - (\$40,400.00) - - and NO/100 DOLLARS

to the undersigned grantor, Three Seasons Development Company 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

Joseph E. Cromwell and wife, Patricia Ann Cromwell

(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 17, according to Indian Valley Subdivision,  
Second Sector, as shown by map recorded in the  
Probate Office of Shelby County, Alabama, in Map  
Book 5, Page 75, Mineral and Mining rights excepted.

\$36,000.00 of the purchase price recited above was paid from  
mortgage loan closed simultaneously herewith.

19720114000002260 1/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/14/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS  
INSTRUMENT WAS FILED  
1972 JAN 14 AM 10:13  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
JUDGE 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 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 easements, restrictions, limitations of record and current taxes due  
and payable October 1, 1972

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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January 19 72

ATTEST:

THREE SEASONS DEVELOPMENT COMPANY

By

R. M. Hauerwas

Secretary

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned R. M. Hauerwas a Notary Public in and for said County in said  
State, hereby certify that R. M. Hauerwas  
whose name as President of Three Seasons Development Company  
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 5th day of January 19 72

19 72

Notary Public

Return to: SHELBY COUNTY ABSTRACT CO., AGENT  
LAWYERS' TITLE INS. CORP.  
COLUMBIA, ALA.

TO

## WARRANTY DEED

(Corporate form, jointly for life with  
remainder to survivor)

STATE OF ALABAMA  
COUNTY OF



19720114000002260 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
01/14/1972 12:00:00 AM FILED/CERT

Recording Fee \$ 1.45  
Deed Tax \$ 4.50 \$ 5.95

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

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BOOK