

See Mtg 320 - 916

This instrument was prepared by

(Name) Betty Nolan as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

Form 1-1-7 Rev. 8-70

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 FOUR THOUSAND FIVE HUNDRED AND NO/100--(\$24,500.00)-----

to the undersigned grantor, Dixie Homebuilders, 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

Richard Allen Steffensrud and wife Faye Lois Steffensrud

(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 5, in Block 4, Oak Mountain Estates, Second Sector according to Map as recorded in Map Book 5 on page 76 in Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1972.
2. Restrictive Covenants and Conditions filed for record on 29th June, 1971, in Deed Book 268 page 620. Said Covenants and Conditions have not been violated and a future violation will not result in a forfeiture or reversion of title.
3. 30 foot building set back line from Overhill Road.
4. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated 17th May, 1971 and recorded in Deed Book 269 on page 414 in Probate Office.

\$23,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



19720207000006570 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/07/1972 12:00:00 AM FILED/CERT

UCC FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
1972 FEB - 7 PM 8:17  
RECEIVED BY THIS  
INSTRUMENT WAS FILED  
1972 FEB - 7 PM 8:17  
CONFIRMATION

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 contingent 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 encumbrances, unless otherwise noted 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of February 19 72 Dixie Homebuilders, Inc.

ATTEST:

Secretary

By

James R. Clark

President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that the undersigned whose name as President of Dixie Homebuilders, 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 2nd day of February 19 72

NOTARY PUBLIC  
Betty Nolan  
Notary Public

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