

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY ONE THOUSAND FIVE HUNDRED (\$31,500.00) DOLLARS

to the undersigned grantor, WEB HOMEBUILDERS, 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

LLOYD HERBERT FOSHEE and wife, JEAN E. FOSHEE

(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 11, Block 1 according to the map of Indian Valley, First Sector as recorded in Map Book 5, page 43, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

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Shelby Cnty Judge of Probate, AL  
02/08/1972 12:00:00 AM FILED/CERT

1. Taxes for the year 1972.
2. Easement and building line on map.
3. Restrictions contained in Volume 258, page 257 in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Co., recorded in Volume 102, page 55; Volume 111, page 266; Volume 119, page 297, Volume 129, page 565 and Volume 102, page 53 in said Probate Office.
5. Easement to Alabama Power Co. by TCI Railroad Co. dated 11-27-36.
6. Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.
7. Easement to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. recorded in Volume 265, page 458, in said Probate Office.

\$30,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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,

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, JAMES T. McCLAIN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of February, 1972. WEB HOMEBUILDERS, INC.

ATTEST  
NOTARY PUBLIC  
STATE OF ALABAMA  
COUNTY OF JEFFERSON

Secretary

By JAMES T. McCLAIN, Its President

I, the undersigned, State, hereby certify that James T. McClain whose name as President of WEB 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 4th day of

February, 1972.

Robert O. Driggers  
Notary Public

My Commission Expires May 8, 1974.

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