

This instrument was prepared by

(Name) John C. Hensley

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

916°

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

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



19720605000028570 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/05/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand One Hundred - - - - - and NO/100 DOLLARS and the assumption of the first mortgage described herein below:

to the undersigned grantor, Shelby Enterprises, 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 Raymond H. Sykes and wife, Peggy D. Sykes

(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 10, in Block 3, according to the survey of Oak Mountain Estates, First Sector, as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

The grantees herein assume and agree to pay the indebtedness secured by that certain first mortgage executed by John G. Cameron Jr., and wife, Eleanor D. Cameron in favor of Molton, Allen & Williams, Inc., as same is recorded in Mortgage Book 316, Page 480, in the Probate Office of Shelby County, Alabama. Said mortgage having a principal balance of approximately \$17,042.53.

STATE OF ALABAMA  
COUNTY OF SHELBY  
JUDGE OF PROBATE  
C. C. FILE NUMBER 1972 JUN -5 PM 10:47  
INSTRUMENT NO. 1972 JUN -5 PM 10:47  
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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, except as stated above, restrictions, easements and 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, Robert K. Fleming who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of April 19 72

ATTEST:

Secretary

By

SHELBY ENTERPRISES, INC.,

President

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 24th day of April 19 72.

Notary Public

BOOK 274 PAGE 544