

This instrument was prepared by

See neg 323 page 717

(Name) John G. Hensley

Jefferson Land Title Service Co., Inc.

(Address) 524 North 21st St., Birmingham, Alabama

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-Three Thousand - - - - - (\$43,000.00) - - - - and NO/100 DOLLARS

to the undersigned grantor, Three Seasons Development, 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

W. Jack Duncan and wife, Judith E. Duncan

(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 23, according to the survey of Indian Valley, Second Sector, as recorded in Map Book 5, Page 75, in the Probate Office of Shelby County, Alabama.

\$35,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



1972070600033240 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/06/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUL 6 1972
12:10:57
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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, except easements, restrictions 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert Haverlas, is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of June, 1972.

ATTEST:

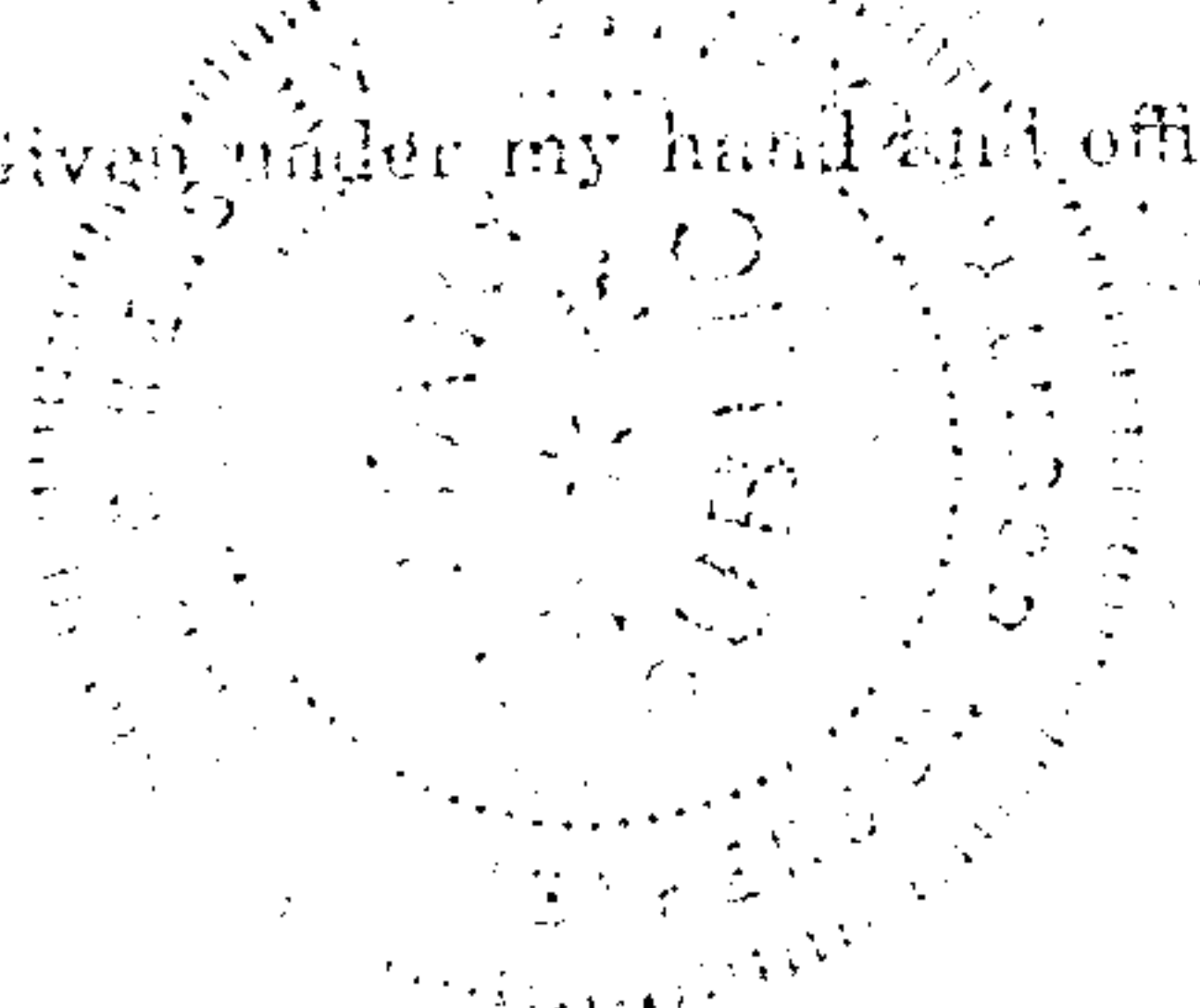
By Robert Haverlas President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Haverlas, whose name as President of Three Seasons Development, 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 27th day of June, 1972



John G. Hensley
Notary Public