

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

(Name) James T. McClain, President

(Address) P.O. Box 43268 Birmingham, Alabama 35243

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

State of Alabama

Shelby

County



19720710000033950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/10/1972 12:00:00 AM FILED/CERT

That in consideration of Forty one thousand five hundred and no/100 --(41,500.00)-- Dollars

to the undersigned grantor, WEB 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 Robert A. Smith and Ruby Y. Smith (his wife)

(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

Lot 36 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
A mortgage in the amount of \$36,000.00 to be held by Home Federal Savings and Loan Assn.
1. Taxes due in the year 1972 which are a lien but not due and payable until October 1st, 1972.

2. Easement and building line as shown by recorded map.

3. Easement to Alabama Power Company recorded in Volume 104, Page 213, and Volume 107, page 121, in the Probate Office of Shelby County, Alabama.

4. Restrictions contained in Volume 268, page 189, in the Probate Office of Shelby County, Alabama.

5. Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then 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 it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that is 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, the day of July 1972

ATTEST:

Joseph D. Dudley
Secretary

By *James T. McClain*
President

State of Alabama

County

I, *F. Ronald Smith*, a Notary Public in and for said county in said state, hereby certify that *James T. McClain*, whose name as President of the *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.

Given under my hand and official seal, this the *10* day of *July*, 1972

F. Ronald Smith
Notary Public