

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SIX THOUSAND AND NO/100 DOLLARS -----(\$26,000.00)

to the undersigned grantor, Green Valley Homes, 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

Grady L. Luster, Jr. and wife, Janice L. Luster

(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 the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the survey of Kenton Brant Nickerson
Subdivision, as shown on map recorded in Map Book 5,
Page 53, in the Office of the Judge of Probate of Shelby,
County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$23,400.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

19720727000036840 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
07/27/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 JUL 27 AM 8:36
U.C.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
Cons. of J. B. Luster
JUDGE OF PROBATE

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 con-
tingent 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 encum-
brances,

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 Vice President, Leonard Hultquist, II
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July 19 72.

GREEN VALLEY HOMES, INC.

By Leonard Hultquist, II, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Leonard Hultquist, II a Notary Public in and for said County in said
State, hereby certify that
whose name as Vice President of Green Valley Homes, 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 20th day of July 19 72.

Frank K. Bynum
Notary Public

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