

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc.

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 328-396

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

to the undersigned grantor, W E B 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

John P. Sundholm and Sandra D. Sundholm, 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 34, according to the survey of Indian Valley, Third Sector, as recorded in Map Book
5, Page 97, in the Probate Office of Shelby County, Alabama.

1. Taxes due in the year 1973 which are a lien but not due and payable until October 1st, 1973.
2. Easement to Alabama Power Company as shown by instruments recorded in Volume 102, Page 55; Volume 119, Page 297; Volume 107, Page 121, Volume 102, Page 53; Volume 103, Page 43 and Volume 104, Page 213, in the Probate Office of Shelby County, Alabama.
3. Easement and building line as shown by recorded map.
4. Restrictions contained in Misc. Record Volume 1, Page 72, in the said Probate Office.

A mortgage in the amount of \$33,200.00 to be held by Home Federal Savings and Loan Association.



19730126000003660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/26/1973 12:00:00 AM FILED/CERT

278 PAGE 341
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JAN 26 AM 10:19
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad W. McClain
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-
ingent 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, unless otherwise noted above, 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 said President, James T. McClain
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of January 19 73

ATTEST,

Joseph L. Trull
Secretary

By *James T. McClain*
President

STATE OF
COUNTY OF

I, *the undersigned* a Notary Public in and for said County in said
State, hereby certify that *James T. McClain*
whose name as President of *W E B 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 25th day of January 19 73

Michael T. Boyd
Notary Public