

This instrument was prepared by

(Name) Jack A. McGuire

(Address) Route 1 Box 128-A Helona, Alabama



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Shelby Cnty Judge of Probate, AL
02/05/1973 12:00:00 AM FILED/CERT

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, 2866

That in consideration of Forty-five thousand and five hundred dollars and no/100

to the undersigned grantor, Iran Building Corporation 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

Lester C. Russell and wife, Minnie E. Russell

(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

Lot 17-A according to map of resurvey of Lots 5, 15, 16, 17, 27, 2, 31, and
32 of Indian Hills, First Sector, as recorded in Map Book 5 on page 104 in
Probate Office of Shelby County, Alabama.

BOOK 278 PAGE 460

STATE OF ALA. SHELBY CO.
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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 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 President, Ann McGuire
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of January 19 73

ATTEST:

By *Iran Bldg. Corp.*
Jack A. McGuire
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Undersigned
State, hereby certify that *Jack A. McGuire*
whose name as President of Iran Building Corporation
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9th day of January

19 73

Carol J. Kinnel
Notary Public

