

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Intg 329 - 269

3603

That in consideration of Forty-three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is

acknowledged we, David F. Fowler and wife, Miriam Fowler; Charles Flynn Gerald and wife, Jeanette Gerald, and David F. Fowler and Charles Flynn Gerald, partners d/b/a F. & G.

~~(herein referred to as grantors) do grant, bargain, sell and convey unto~~ Homebuilders, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

W. Gary Floyd and wife, Brenda L. Floyd

(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 to-wit:

Lot 31, according to a survey of Indian Valley Subdivision, Third Sector as recorded in Map Book 5, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes and easements, restrictions, and set back lines of record.

\$38,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

38

PAGE

279

BOOK



19730306000012320 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1973 12:00:00 AM FILED/CERT

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 contingent remainder and right of reversion.

And ~~I~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except as set forth hereinabove;

that ~~I~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 1st

day of March, 1973.

WITNESSES

David F. Fowler
David F. Fowler, and
Charles Flynn Gerald
Charles Flynn Gerald, d/b/a F. & G.
Homebuilders, Inc.

David F. Fowler
David F. Fowler, individually
Miriam Fowler
Miriam Fowler, individually
Charles Flynn Gerald
Charles Flynn Gerald, individually
Jeanette Gerald
Jeanette Gerald, individually

RETURN TO *Jefferson*

Frank A. Bruce

TO

*W. Henry Gerald & wife
Charles Flynn Gerald*

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

19730306000012320 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/06/1973 12:00:00 AM FILED/CERT

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

*4/52
5/5
7/65*

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that David F. Fowler and wife, Miriam Fowler, and Charles Flynn Gerald
and wife, Jeanette Gerald
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of March A. D., 19 73

Jerome H. Bellinger
Notary Public

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles Flynn Gerald and David F. Fowler, partners, d/b/a E & G.
Homebuilders, Inc.
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of March A. D., 1973

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
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, this the day of

19

Notary Public

63
PAGE
67