

This instrument was prepared by

(Name) Eob Fleming Sales and Insurance Co., Inc. (Diane Fleming)

(Address) #1 Cross Creek Trail, Pelham, AL 35124

Form 1-1-7 Rev. 1-66

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,

That in consideration of Twenty-Nine Thousand, Three Hundred Fifty Dollars (\$29,350.00)

to the undersigned grantor, Dixie Homebuilders, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Walter Charles McGraw and wife, Gail W. McGraw

(herein referred to as GRANTEEES) 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 40, in Block 1, according to the Map of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102, in the office of the Judge of Probate of Shelby County.

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

\$29,350.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19730412000019900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/12/1973 12:00:00 AM FILED/CERT

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 12 1973
8:30 AM
RECORDED & \$ MTG TAX
See Mtg 330-167
\$ DEED TAX/HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except easements, restrictions and limitations of record and current taxes due and payable October 1, 1973

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J. Richard Clark who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March 1973.

DIXIE HOMEBUILDERS, INC.

ATTEST:

By J. Richard Clark
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Solomon J. White, Jr. a Notary Public in and for said County in said State, hereby certify that J. Richard Clark whose name as the President of Dixie 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 30th day of March 1973.

Solomon J. White, Jr.
Notary Public

My Commission expires Sept 1, 1974