

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

That in consideration of Forty one thousand and no/100 (41,000.00)

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

Thomas Craig Mitchell and Mildred Mitchell, 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 2, Block 3, according to Indian Valley, Fourth Sector, as recorded in Map Book 5, page 99, in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1973 which are a lien but not due and payable until October 1st, 1973.

Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.

Subject to all easements and restrictions of record, if any.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 JUN 14 AM 9:29

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consul of Probate
JUDGE OF PROBATE

19730614000034150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1973 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 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 encumbrances, 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 4th day of June 19 73

ATTEST:

Ralph L. Puley
Secretary

By James T. McClain
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 WEB, 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 4th day of June

19 73

Michael J. Boyd
Notary Public