

This instrument was prepared by

(Name) Bob Fleming Realty Company (Joe A. Payne)

(Address) #1 Cross Creek Trail, Pelham, Alabama

3389

Form 1-1-7 Rev. 1-66

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 \$28,300.00 Twenty-eight thousand three-hundred & No/100

to the undersigned grantor, Shelby Enterprises, 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 John A. Toensing and wife
Lynn M. Toensing

(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 19 Oakdale Estates, according the the survey of Oakdale
Estates, as recorded in Map Book 5, page 98, in the office
of the Judge of Probate of Shelby County, Alabama.

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

\$26,800.00 of the purchase price as recited above was paid from mortgage loan closed
simultaneously herewith.



19740205000005730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/05/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB -5 AM 8:12
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

BOOK 285 PAGE 184

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert K. Fleming
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of February 19 74

ATTEST:

Shelby Enterprises Inc.
By Robert K. Fleming President

Secretary

STATE OF Alabama
COUNTY OF Shelby

I, C. E. Easter, Jr. a Notary Public in and for said County in said
State, hereby certify that Robert K. Fleming
whose name as the President of Shelby Enterprises, 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 February 19 74

Charles E. Easter, Jr.
Notary Public