

This instrument was prepared by

3774

(Name) Jerome H. Billings

Jefferson Land Title Service Co., Inc.

(Address) 120 Oporto Avenue, Birmingham, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand, Five Hundred - - - - - Dollars

to the undersigned grantor, Residential Land Company, 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

William M. Gaines and Wife, Peggy M. Gaines

(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

Lot 15 according to Homestead, First Sector as recorded in Map Book 6, Page 9,  
in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

BOOK 285 PAGE 449



19740222000009040 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/22/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 FEB 22 PM 1:02  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Baker  
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 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, Richard M. Baker  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of February 1974

ATTEST:

RESIDENTIAL LAND COMPANY, INC.

By Richard M. Baker President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the Undersigned, a Notary Public in and for said County in said  
State, hereby certify that Richard M. Baker  
whose name as President of Residential Land Company, 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 21 day of February

