

This instrument was prepared by

(Name) Richard M. Baker

(Address) 120 Oporto Avenue

Jefferson Land Title Service Co., Inc.

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 Forty Nine Thousand ----- Dollars

see Mtg 339 - 369

to the undersigned grantor, Executive Homes

(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

William D. Ruff and Wife Sharon Y. Ruff

a corporation,

(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 34, according to the survey of 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.

\$27,000.00 of the above stated consideration was paid from a mortgage loan closed, simultaneously herewith.

BOOK 287 PAGE 76

19740524000025430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/24/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAY 24 AM 8:14
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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,

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 Vice President, Jerome H. Billings who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of May 19 74

ATTEST:

Executive Homes

By

Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that Jerome H. Billings
whose name as Vice President of Executive Homes
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 22 day of May

19 74

Notary Public