

This instrument was prepared by

(Name) James J. Odom, Jr.
620 North 22nd Street
(Address) Birmingham, Alabama

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-six Thousand, Nine Hundred and No/100-----Dollars

to the undersigned grantor, MACSAN BUILDERS, 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

Alfred T. Blanchard and Deborah M. Blanchard

(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, to-wit:

Lot 4, in Block 4, Second Sector, Navajo Hills Subdivision, Alabaster, Alabama, as
recorded in Map Book 5, Page 24, in Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive Covenants and conditions filed for
record on 22nd September, 1967, in D. Book 250, Page 81; (3) A 35 foot building set
back line from Navajo Trail; (4) 7.5 foot utility easement west side of said lot as
shown on recorded Map of said subdivision; (5) Transmission line permit to Alabama
Power Company recorded in Deed Book 243, Page 501 in Probate Office and permit to
Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded
in Deed Book 250, Page 725; (6) Reservations and rights contained in Deed recorded in
Deed Book 241, Page 742;

\$33,200.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 287 PAGE 658

19740703000032790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/03/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 400
1974 JUL -3 AM 10:28
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cory M. McDaniel
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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July, 19 74.

ATTEST:

MACSAN BUILDERS, INC.

By J. A. McDaniel President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that J. A. McDaniel
whose name as President of Macsan Builders, 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 1st day of July, 19 74.

Notary Public