

This instrument was prepared by

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Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty one thousand and no/100 Dollars (\$31,000.00)

*see Mtg 341-115*

to the undersigned grantor, Colonial Building Corporation 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

Billy R. Skinner and wife, Donna P. Skinner

(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.

A parcel of land as recorded in Deed Book 264, page 777, in the Probate  
Office of Shelby County, Alabama and located in the NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$   
Section 21, Township 19 South, Range 2 West, Shelby County, Alabama,  
more particularly described as follows: Commence at the Southwest  
corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of  
Section 21, Township 19 South, Range 2 West and run Easterly along  
the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$  section for 332.92 feet to the point of  
beginning; thence continue Easterly along last stated course for  
182.57 feet (meas.), 182.28 feet (Deed); thence 91 degrees 06' 30"  
(meas.) 92 degrees 09' 40" (Deed) left and run Northerly for 263.73  
feet to the centerline of an 18 foot wide paved Shelby County Road;  
thence 120 degrees 28' left and run Southwesterly along the centerline  
of said County Road for 97.39 feet to the P.C. of a curve to the right  
having a radius of 531.65 feet and subtending a central angle of 11  
degrees 48'; thence continue along the centerline of said county road  
and the arc of said curve for 109.49 feet, chord measures 109.30 feet;  
thence left with an interior angle of 102 degrees 52' to chord and run  
southeasterly for 37.15 feet; thence 14 degrees 41' 30" (meas.) 8 degrees  
24' 30" (Deed) right and run southerly for 129.20 feet (meas.), 130.8  
feet (Deed), to the point of beginning, except any portion which may  
lie within the right of way of said Shelby County Road.

Subject to restrictions, easements and rights of way of record

\$30,000.00 of the purchase price recited above  
was paid from a mortgage loan closed simultaneously herewith.

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, 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 President, H. Walker Peerson III  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31<sup>st</sup> day of July 1974

ATTEST:

By H. Walker Peerson III President

STATE OF Alabama }  
COUNTY OF Jefferson

I, the undersigned authority a Notary Public in and for said County in said  
State, hereby certify that H. Walker Peerson III  
whose name as President of Colonial Building Corporation  
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 31<sup>st</sup> day of July 1974



19740801000038090 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/01/1974 12:00:00AM FILED/CERT

Clayton P. Peerson  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS  
FILED  
1974 AUG - 1 AM 8:00  
U.C.C. FILE NUMBER  
REC'D BK. & PAGE AS SHOWN  
JUDGE OF PROBATE