

This instrument was prepared by

(Name) JAMES R. MONCUS, JR. 7766

(Address) 1315 City Federal Building, Birmingham, Alabama, 35203

Form 1-1-7 Rev. 1-66

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-eight Thousand Five Hundred and no/100 Dollars (\$38,500.00) 346 see Mtg 341-391

to the undersigned grantor, Dynasty 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 William K. Rees and wife Louise A. Rees

(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 24 in Block 2, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

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

(\$34,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith).



19740820000041030 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/20/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED  
Need Paul Fry  
1974 AUG 20 PM 4:35  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Dorothy M. Johnson  
JUDGE OF PROBATE

BOOK 288 PAGE 368

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 President, J. Wilson Dinsmore who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of August 1974.

ATTEST:

DYNASTY BUILDERS, INC.  
By *J. Wilson Dinsmore* President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that J. Wilson Dinsmore whose name as President of Dynasty 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 day of August 1974.

*J. R. Moncus*  
Notary Public