

This instrument was prepared by

(Name) Dale Corley, Attorney at Law 8219

(Address) 1407 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 Four Thousand and No/100 (\$34,000.00) Dollars

See Mtg 341-726

to the undersigned grantor,

V & F 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

James Hubert Blair and wife, Martha M. Blair

(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 28 in Block 1 according to Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5 on page 124 in Probate Office of Shelby County, Alabama.

Situated in town of Pelham, Shelby County, Alabama.

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

\$32,300.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

19740913000044910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/13/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 13 AM 8:05
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDG. 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 President, Robert K. Fleming who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of September 19 74

V & F BUILDERS, INC.

ATTEST:

By Robert K. Fleming President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned State, hereby certify that Robert K. Fleming whose name as President of V & F 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 4th. day of September

19 74

Notary Public