

This instrument was prepared by

Dale Corley, Attorney at Law

(Name)

(Address)

1407 City Federal Building, Birmingham, Alabama

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 Three Thousand One Hundred Fifty and No/100 (\$33,150.00) Dollars

See Mtg 342-202

to the undersigned grantor,

V & F Builders, Inc.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David C. Beall and wife, Patricia L. Beall

(herein referred to as GRANTEEES) 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 19 in Block 5 according to Map of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5 on page 102 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.

\$30,000.00 of the consideration recited above was paid form a mortgage loan closed simultaneously herewith.



19741001000048150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/01/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT -1 AM 7:53
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad J. J. J.

BOOK 289 PAGE 37

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 6th day of Sept. 19 74

V & F BUILDERS, INC.

ATTEST:

By *Robert K. Fleming*
President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned

a Notary Public in and for said County in said

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,

Given under my hand and official seal, this the

6th day of

September

19 74

David C. Beall
Notary Public