

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 1075

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 3-70

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 TWENTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS---- (\$29,900.00)

See Mtg 343-79

to the undersigned grantor, Pelham Homes, 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

Thomas Neal Bratton and wife, Rosina S. Bratton

(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 the County of Shelby, State of Alabama, to-wit:

Lot 30, Block 5, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$28,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

This is a conveyance of title only; no warranties, general, specific, implied or any other, are made as to materials and workmanship in connection with any improvements thereon, a separate warranty having been delivered from the builder hereof.

BOOK 289 PAGE 728

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Shelby Cnty Judge of Probate, AL
11/25/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REF. BK. & PAGE AS SHOWN ABOVE
1974 NOV 23 AM 7:52
Filed
Cary J. Brantley

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, 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, J. W. Brantley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of November 1974.

PELHAM HOMES, INC.

By J. W. Brantley 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. W. Brantley whose name as President of Pelham Homes, 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 22nd day of November 19 74.

Frank K. Bynum
Notary Public