

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 2152

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

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.

see mth 344-115

That in consideration of **THIRTY THREE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$33,200.00)**

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

Larry Howell Smith and wife, Susan Grady Smith

(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 29, in Block 5, according to the Survey of Green Valley,

Second Sector, as recorded in Map Book 6, Page 21, in the Office

of the Judge of Probate of Shelby County, Alabama.

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

\$29,800.00 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 hereon, a separate warranty having been delivered from the builder thereof.

We the undersigned purchasers accept delivery of this deed with its special limitations as to improvements.

19750123000003780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/23/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 JAN 23 AM 8:32
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad H. Brantley

BOOK 290 PAGE 477
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 Vice President, **Jim Brantley**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of January 19 75.

ATTEST:

Larry Howell Smith
Susan Grady Smith
SHELBY COUNTY

PELHAM HOMES, INC.

By *Jim Brantley*
Jim Brantley Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned
State, hereby certify that **Jim Brantley**
whose name as **Vice 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 21st day of

January

19 75.

Marshall A. Blount
Notary Public