

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

(Name) Teresa R. FitzSimons

Exchange Security Bank

(Address) P.O. Box 10247, Birmingham, Ala. 35202

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Jefferson

County

That in consideration of Twenty Eight Thousand and no/100 <sup>See Mtg 344-586</sup> Dollars

to the undersigned grantor, Three Seasons Development Corporation 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

Benjamin Joseph Story and Sandra D. Story

(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 16 according to the Map of Oakdale Estates, as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

All other easements restrictions, and covenants of record are excepted.

\$28,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL  
02/25/1975 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then 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 it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that is 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 who is authorized to execute this conveyance, has hereto set its signature and seal, the the 21 day of February 19 75

WITNESSES:

Three Seasons Development Corporation

By Charles L. Jones  
Charles L. Jones, Vice President

Secretary

State of Alabama

Jefferson

County

I, the undersigned county in said state, hereby certify that Charles L. Jones whose name as Vice President of the Three Seasons Development Corporation 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 21st day of February

1975 .

Teresa R. FitzSimons  
Notary Public