

2882

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
(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.

That in consideration of THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$38,500.00)
see mtg 344-736

to the undersigned grantor, Alabaster Housing 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

John E. Scheleder and wife, Ann C. Scheleder

(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 19, Block 1, 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.

The Grantor, John E. Schleder is one in the same person as John E. Scheleder.
The Grantor, Ann C. Schleder is one in the same person as Ann C. Scheleder.

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

\$ 34,600.00 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 otherwise, 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 provisions as to improvements.

19750310000010710 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 10 AM 7:56
REC. BY [unclear]
FILE NO. [unclear]
JUDGE 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, 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, Leonard Hultquist, II who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of March 19 75.

ATTEST: ALABASTER HOUSING CORPORATION
By *Leonard Hultquist*
Leonard Hultquist, II President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Leonard Hultquist, II whose name as President of Alabaster Housing 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 7th day of March 19 75.
Frank K. Bynum
Notary Public

BOOK 291 PAGE 145