

This instrument was prepared by

THE FIRST NATIONAL INVESTMENT COMPANY OF AMERICA
W. B. JOHNSON

RECORD IN SHELBY COUNTY

(Name) C. H. JOHNSON, JR. 3130

(Address) 704 Main Street
Birmingham, Ala.

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 Sixty-one Thousand and no/100 (\$61,000.00) Dollars

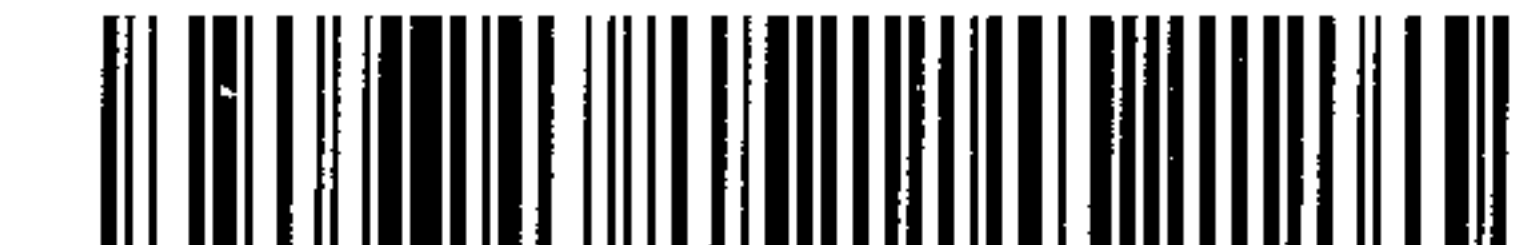
See Mtg 345-22

to the undersigned grantor, First National Investment Company of America, Inc. 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 Bert C. Carroll and Jo Ann Carroll

(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 13, according to Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama. Subject to: taxes due October 1st, next; 35 foot building line from Chandcroft Circle and 7.5 foot easement along southeast line as shown on recorded map; restriction appearing of record in Miscellaneous Volume 2, Page 707 and agreement for underground residential distribution recorded in Book 277, Page 471 and Book 278, Page 477 all in Probate Office of Shelby County, Alabama, outstanding rights of redemption under the foreclosure of that certain mortgage executed by Higginbotham Building Company, Inc. as mortgagee to grantor and recorded in Book 288, Page 627 in said Probate Office.

\$54,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19750320000012470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/20/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 20 PM 12:38
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

BOOK 291 PAGE 287

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, John B. Johnson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of March 1975

ATTEST:

FIRST NATIONAL INVESTMENT COMPANY OF AMERICA, INC.
By [Signature] Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that John B. Johnston whose name as Vice President of First National Investment Company of America, 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 19th day of March

Norma Jean Tucker
Notary Public