

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

35 35

(Name) Teresa R. FitzSimons
Exchange Security Bank

(Address) P.O. Box 10247, Birmingham, Alabama 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-----

Dollars

See Mtg 345-321

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

Joseph B. Todhunter ^{Jr.} and wife, Mary C. Todhunter

(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 10, 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 covenants, easements and
restrictions of record excepted.

\$24,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.



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Shelby Cnty Judge of Probate, AL
04/11/1975 12:00:00AM 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 law-
fully 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 for-
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President Charles L. James
who is authorized to execute this conveyance, has hereto set its signature and seal, the the 9th day of
April 19 75

~~WITNESSES:~~

Three Seasons Development Corporation

By

Vice

President

State of Alabama

Jefferson

County

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that Charles L. James
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 9th day of April, 1975.

Teresa R. FitzSimons
Notary Public.