

This instrument was prepared by

4681

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, ATTORNEYS AT LAW

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Eight Thousand Seven Hundred and no/100 (\$38,700.00)

See Mtg 346-84

to the undersigned grantor, Colonial Building Corporation

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

H. Dennis Cooke & J. Darlene Cooke

(herein referred to as GRANTEEES) 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, to-wit:

Lot 5, Block 1, according to the survey of Bermuda Hills, 1st Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$34,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SIGNED AND
CERTIFIED THIS
INSTRUMENT WAS FILED

1975 MAY 21 PM 9:15

Filed May 4, 1975
Colonial Building
Corporation

JUDGE OF PROBATE



19750521000024630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/21/1975 12:00:00AM FILED/CERT

BOOK

2002 PAGE 281

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Horace Walker Peerson, III who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of May 1975

COLONIAL BUILDING CORPORATION

ATTEST:

By Horace Walker Peerson III
Horace Walker Peerson, III
Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Horace Walker Peerson, III whose name as President of Colonial Building 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

17th day of May 1975
Larry L. Halcomb
Notary Public

My commission expires 1/23/78