

This instrument was prepared by

(Name) Frank K. Bynum, Attorney ⁶²⁸⁰

(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 FOUR THOUSAND NINE HUNDRED AND NO/100-----(\$34,900.00)

to the undersigned grantor, Pelham Homes, Inc. *See Mtg 347-Page 302* 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

Raymond Daniel Giroux and wife, Elaine K. Giroux

(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 27, in Block 5, according to the Survey of Green Valley

Subdivision, 2nd Sector, as recorded in Map Book 6, Page 21,

in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$33,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

This is a conveyance of title only; no warranties, general, specific, implied or any other,
are made as to materials and workmanship in connection with any improvements thereon, a
separate warranty having been delivered to the builder thereof.

We the undersigned purchasers accept delivery of this deed with its special limitations as
to improvements.



19750717000037920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/17/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad M. Brown

1975 JUL 17 AM 8:00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

BOOK

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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 con-
tingent 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 encum-
brances, 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, J. W. Brantley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of July 1975.

XXXXXX

Raymond Daniel Giroux
Elaine K. Giroux
XXXXXX

PELHAM HOMES, INC.

By *J. W. Brantley*
J. W. Brantley President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned
State, hereby certify that J. W. Brantley
whose name as President of Pelham Homes, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 15th day of July 1975.

Frank K. Bynum
Notary Public