

This instrument was prepared by

460

(Name) James R. Davis, Attorney at Law

(Address) 202 Title Guarantee 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 FORTY EIGHT THOUSAND AND NO/100ths Dollars

see Mtg 350-413

to the undersigned grantor, W. E. B. Homebuilders, Inc., an Alabama 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

Bobby Foreman and wife Loretta F. Foreman

(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 to-wit:

Lot 9 Block 1 according to Indian Valley, Foruth Sector as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to the following:

Taxes due in the year 1976 which are a lien but not due and payable until October 1st, 1976.

35 foot building line, 7.5 foot easement on south and 50 foot easement on north side as shown by recorded map.

Easement to Alabama Power Company recorded in Volume 102, Page 55; Volume 119, Page 297; Volume 107, Page 121; Volume 102, Page 53; Volume 103, Page 43 and Volume 104, Page 213, in the Probate Office of Shelby County, Alabama.

Restrictions contained in Misc. Record 1, Page 207, in said Probate Office.

Mineral and mining rights and rights incident thereto recorded in Volume 181, Page 385, in said Probate Office.

Easement to Alabama Power Company granted by T.C.I. dated 11-27-33

BOOK 295 PAGE 600

19751120000065120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/20/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 NOV 20 AM 9:19
Need for 12.00
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, Ralph S. Tully who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of November 19 75.

ATTEST:

Ralph S. Tully
Secretary

W. E. B. HOMEBUILDERS, INC.
By Ralph S. Tully, Its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Ralph S. Tully, whose name as President of W. E. B. Homebuilders, 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 17th day of November 19 75.

James R. Davis
Notary Public