

12.6
This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(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 NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$39,900.00)

See Mtg 351-286

to the undersigned grantor, Alabaster Housing 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

Donald H. Payne and wife, Ellen H. Payne

(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 8, in Block 3, according to the Survey of Brookfield, Second
Sector, as recorded in Map Book 6, Page 16, 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.

\$33,900.00 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 from the builder hereof.

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

19751229000073060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

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

1975 DEC 29 AM 8:35

Deed Jtly 6.00

Conrad M. Bynum

BOOK 295 PAGE 260
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, Leonard Hultquist, II
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of December 19 75.

ATTEST:

Ellen H. Payne

Donald H. Payne

XXXXXXX

ALABASTER HOUSING CORPORATION

By

Leonard Hultquist, II

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

State, hereby certify that

Leonard Hultquist, II

whose name as

President of

Alabaster Housing 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 22nd day of

December

19 75.

Frank K. Bynum

Notary Public