

This instrument was prepared by

3843

(Name) Larry L. Halcomb & SEIER & HALCOMB

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

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 Fifty thousand and no/100 (\$50,000.00)

See Mtg 353-469

to the undersigned grantor, Colonial Building 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

Gary Grant Brown and Beverly Bolding Brown

(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 55, according to the survey of Second Sector, Portsmouth, as recorded in Map Book 6,
page 37, in the Probate Office of Shelby County, Alabama.

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

\$45,000.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.

1976 APR -6 AM 7:25
SHELBY COUNTY
INSTRUMENT WAS FILED
JUDGE OF PROBATE
Need \$45,500
Consolidated



19760406000030520 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/06/1976 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 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, Horace Walker Peerson III
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of April 19 76

COLONIAL BUILDING CORPORATION

ATTEST:

By President

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 2nd day of April 19 76

Larry L. Halcomb Notary Public