

This instrument was prepared by

(Name) Larry L. Halcomb, C/o SEIER & HALCOMB, Attorneys at Law 7480

(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.

See Mtg 353-845

That in consideration of Five Thousand Five Hundred and no/100 (\$5,500.00) Dollars and the assumption of the Mortgage recorded in Mortgage Book 340, Page 221, Probate Office of Shelby County, Alabama.

to the undersigned grantor, Heritage Realty Company, Inc. 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

Billy Jack Haynie and Rachel Haynie

(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 6, in Block 3, according to the Survey of Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.

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

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage.

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

1976 APR 20 AM 10:27

Deed Book 253

Conrad M. Mobley

JUDGE OF PROBATE

19760420000035490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/20/1976 12:00:00AM FILED/CERT

BOOK 238 PAGE 243
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, Raymond R. Benson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of March 19 76

ATTEST:

HERITAGE REALTY COMPANY, INC.

By Raymond R. Benson 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 Raymond R. Benson whose name as President of Heritage Realty Company, 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 23rd day of March

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Larry L. Halcomb
Notary Public