

This instrument was prepared by

(Name) Robert R. Sexton, Attorney

(Address) 912 City Federal Bldg., Birmingham, Alabama

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Forty-eight Thousand and no/100-----(\$48,000.00)----Dollars

See Mtg 354-746

to the undersigned grantor, Green Valley Homes, 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

Loretta B. Bates and Alvin L. Coggins

(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 13 according to the Survey of Dunnam Farms, as recorded in Map Book 6, page 39 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1976.
2. A 35 foot building set back line as shown by record plat.
3. Easements over the westerly 10 ft. of subject property for public utilities as shown by record plat.
4. Restrictions, conditions and limitations in Misc. Book 10, page 579.
5. Easements to South Central Bell Tele. Co. in Deed Book 291, page 437.

\$5,000.00 of the purchase price recited above was paid from purchase money mortgage executed simultaneously herewith.

BOOK 298 PAGE 816

19760521000047200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/21/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY 21 PM 12:40
Deed Book 4300
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, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of May 19 76.

ATTEST:

GREEN VALLEY HOMES, INC.

By Harold R. Walker

President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Harold R. Walker whose name as President of Green Valley 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,

Given under my hand and official seal, this the 7th day of May

19 76.

Linda M. Holliman
Notary Public