

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law 7400

(Address) 503 City Federal Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Five Thousand Five Hundred and No/100--- (\$45,500.00)--- Dollars

See Mtg 354-784

to the undersigned grantor, **Macsan Builders, 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

Donald C. Boren and wife, Cynthia C. Boren

(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 28, according to the Survey of Hunter's Glenn, First Addition, as recorded in Map Book 6, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$41,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.



19760624000058610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 843

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 MAY 24 AM 9:19
Deed July 4 1976
Donald C. Boren
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,

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, J. A. McDanal** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **21st** day of **May** 1976

ATTEST:

MACSAN BUILDERS, INC.

By *J. A. McDanal* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that **J. A. McDanal** whose name as **President of Macsan Builders, 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 **21st** day of **May** 19 **76**

Joe R. [Signature]
Notary Public