

This instrument was prepared by

(Name) William J. Wynn

(Address) 720 Massey Building, B'ham, Al.

Jefferson Land Title Service Co., Inc.

AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *See Mtg 356-219* Thirty Six Thousand and no/100 Dollars

to the undersigned grantor, Ward-Dow, Inc.

(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

David L. Yeary and wife, Barbara H. Yeary

(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 3, Block 4, according to the survey of Meadowview, First Sector, as recorded in Map Book 6, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 1976.
2. Building line, easements and restrictions of record.

\$36,000.00

of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19760714000065500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/14/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 14 AM 8:22
Robert J. Dow
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, Robert J. Dow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of July 19 76

ATTEST:

J. J. Ward
Secretary

By *Robert J. Dow*
President

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, William J. Wynn a Notary Public in and for said County in said State, hereby certify that Robert J. Dow whose name as President of Ward-Dow, 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 8th day of July 19 76

Form ALA-33

William J. Wynn
Notary Public