

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209 8157

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Five Thousand Nine Hundred and No/100-----Dollars

*See Mtg 357-490*

to the undersigned grantor, DYAR CONSTRUCTION CO., INC. a corporation.  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROBERT A. WILLIAMS and ELVIRA L. WILLIAMS

(herein referred to as GRANTEEES) 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 2, Block 4, according to the survey of Southwind, First Sector, as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976, and thereafter.
2. 35 foot building line on east and south side; 5 foot easement on rear and 10 foot easement on west side as shown by recorded map.
3. Restrictions contained in Misc. Volume 14, Page 23 and Misc. Volume 14, Page 475, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 14, Page 769, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 299, Page 120, in said Probate Office.

\$42,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
1976 AUG 30 11:10:53  
JUDGE OF PROBATE  
Dyars Mt 490

19760830000083010 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/30/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 622

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ronald H. Dyar who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of August 19 76.

ATTEST:

DYAR CONSTRUCTION CO., INC.  
By *Ronald H. Dyar*  
RONALD H. DYAR 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 RONALD H. DYAR whose name as President of DYAR CONSTRUCTION CO., 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 25th day of August

*Robert O. Driggers*  
Notary Public  
My Commission Expires May 3, 1978