

This instrument was prepared by

(Name) Robert E. Mathews, Jr.

(Address) 917 Shades Glen Drive
Birmingham, Alabama 35226

Jefferson Land Title Service Co., Inc.

AGENTS FOR
Mississippi Valley Title Insurance Company

8208

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

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

see Mtg 357-529

That in consideration of Three Thousand Five Hundred and no/100 Dollars.

19760901000084000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/01/1976 12:00:00AM FILED/CERT

to the undersigned grantor, **Byrd Contractors, 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

Clarence Crump and Wife, Patti F. Crump

(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

A part of Lot 16, Block 2 of K. B. Nickerson's survey on Helena Road being more particularly described as follows: Commence at the Northwest corner of said Lot 16, Block 2, K. B. Nickerson's survey on Helena Road, which is recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama, and run thence South along the West line of said Lot 16, 23 feet to the South line of Pine Street; thence run Easterly along the South line of said Pine Street 50 feet to the point of beginning of the parcel herein described; thence continue Easterly along the South line of said Pine Street 125 feet; thence run South and parallel with the West line of said Lot 16 a distance of 180 feet to a point; thence run West and parallel with said Pine Street 125 feet; thence run North and parallel with the West line of said Lot 16 a distance of 180 feet to the point of beginning.

\$21,600.00 of the purchase price, \$27,100 was paid from
a mortgage loan closed simultaneously with delivery of
this deed.

1976 SEP - 1 AM 9:15
INSTRUMENT WAS FILED
CLARENCE CRUMP
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, **Ronald L. Byrd**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of August 1976

ATTEST:

James C. Byrd Jr.
Secretary

By

Ronald L. Byrd
President

STATE OF Alabama
COUNTY OF Jefferson }

I, **Sylvia Jean Byrd**
State, hereby certify that **Ronald L. Byrd**
whose name as President of **Byrd Contractors, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 23 day of August 1976

Form ALA-33

Sylvia Jean Byrd
Notary Public