

This instrument was prepared by

8302

(Name) Larry L. Halcomb, SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

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 SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty three thousand nine hundred and no/100 (\$53,900.00)

to the undersigned grantor, Colonial Building Corporation 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

William H. Bruser and Margaret Bruser

(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 46, according to the Resurvey of Lots 46, 47, 50, and 51  
Portsmouth, Second Sector, as recorded in Map Book 6, page 80,  
in the Probate Office of Shelby County, Alabama.

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



19760904000085020 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/04/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 714

STATE OF ALABAMA  
JUDGE OF PROBATE  
1976 SEP -4 PM 4:03  
Deed for 574-00  
Conveyed by Bruser

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 con-  
tingent 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 encum-  
brances, 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, Horace Walker Peerson, III  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of August 1976  
Colonial Building Corporation

ATTEST:

By President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said  
State, hereby certify that Horace Walker Peerson, III  
whose name as President of Colonial Building Corporation  
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 6th day of August 19 76

Larry L. Halcomb Notary Public