

This instrument was prepared by

(Name) JACK H. HARRISON

(Address) 1453 First National-Southern Natural Bldg.

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

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That in consideration of Eighty-five thousand five hundred and No/100-----DOLLARS (\$85,500.00)

See Mtg 358-653

to the undersigned grantor, Habitat, 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

David L. Miller and wife, Linda W. Miller

(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, to-wit:

Lot 94, according to the Survey of Chandalar South, Second Sector, as recorded in Map Book 6, page 12, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except that part of Lot 94, more particularly described as follows: Begin at the Southeast corner of Lot 94, thence in a Southwesterly direction along the Southerly line of Lot 94, a distance of 153.53 feet, thence 90 degrees 16 minutes 55 seconds right in a northwesterly direction along the west line of said Lot 94, a distance of 11.18 feet, thence 93 degrees 53 minutes 05 seconds right in a northeasterly direction, a distance of 153.89 feet to the point of beginning.

SUBJECT TO:

1. Current taxes.
2. A 50 foot building set back line and easements as shown by record plat.
3. Restrictions, conditions and limitations in Misc. Book 7, page 260, which contain no reversionary clause.
4. Easements to Alabama Power Company in Deed Book 278, page 477, and Deed Book 285, page 489.
5. Restrictive covenants as to underground cables in Misc. Book 7, page 392.
6. Agreements with Alabama Power Company in Misc. Book 7, page 591.

\$68,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, 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, H. A. Parker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of October 1976.

ATTEST:

HABITAT, INC.

By

President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that  
whose name as President of  
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 12th day of October

1976

Notary Public