

This instrument was prepared by

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(Address) 312 City Federal Building, Birmingham, Alabama 35203

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 }

599
KNOW ALL MEN BY THESE PRESENTS,

10,200 ac & Mtg
10-14-76

That in consideration of Forty-Six Thousand Two Hundred and no/100 Dollars (\$ 46,200.00)

to the undersigned grantor, HERREN CONSTRUCTION COMPANY, 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

ARCHIE G. ROBERTS, III, and wife, NANCY M. ROBERTS

(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 Jefferson and Shelby Counties and more particularly described as follows:

Lot 1, according to the Survey of Altadena Valley, Country Club Sector, as recorded in Map Book 4, Page 71, in the Office of the Judge of Probate of Shelby County, Alabama, and Map Book 66, Page 39, in the Office of the Judge of Probate of Jefferson County, Alabama

This conveyance is made subject to all existing restrictions, rights of way, limitations easements, exceptions, reservations, releases and covenants of record, including but not limited to the following: (1) A 35 foot building set back line and easements as shown by record plat; (2) Mineral and mining rights and rights incident thereto, excepted in Volume 255, page 572, Jefferson County, and Volume 4, page 542, Shelby County, Alabama; (3) Easements to Alabama Power Company in Volume 6693, page 287, Jefferson County; and (4) Restrictions, conditions and limitations in Volume 6914, page 571, Jefferson County and Volume 231, page 914, Shelby County. It is also made subject to encroachments, overlaps, overhangs, un-recorded easements, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

Thirty-Six Thousand ~~Two Hundred~~ Dollars (\$ 36,000.00) of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith. Said mortgage was given by Archie G. Roberts, III, and wife, Nancy M. Roberts, to First Federal Savings and Loan Association of Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1976 OCT 21 AM 10:00

James E. Merk
Notary Public

JUDGE OF PROBATE

19761021000101320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1976 12:00:00AM FILED/CERT

10.50
2.50

13.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
OCT 14 4 36 PM '76
REAL 1358 PAGE 537
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, 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, Jerry F. Herren who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of October 19 76

ATTEST:
Dudley Watkins
DUDLEY WATKINS Secretary

HERREN CONSTRUCTION COMPANY, INC.
By *Jerry F. Herren*
JERRY F. HERREN President

STATE OF Alabama }
COUNTY OF Jefferson }

I, James E. Merk a Notary Public in and for said County in said State, hereby certify that Jerry F. Herren whose name as President of Herren Construction Company, 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 12 day of October 19 76

James E. Merk
Notary Public

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