

This instrument was prepared by

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

(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,

1006

That in consideration of Fifty two thousand and no/100 (\$52,000.00)

See Mtg 359-385

to the undersigned grantor, Colonial Building 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

a corporation,

James E. Brown and Virginia A. Brown

(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 56, according to the survey of Second Sector, Portsouth, as recorded in Map Book 6, page 37, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, building lines and agreements of record.

\$52,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19761103000105960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/03/1976 12:00:00AM FILED/CERT

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

1976 NOV -3 AM 9:31

JUDGE OF PROBATE

Deed Mtg 359-385
Colonial Building Corp

BOOK 301, PAGE 883

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, Horace Walker Peerson, III who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of November 1976

ATTEST:

COLONIAL BUILDING CORPORATION

By

Horace Walker Peerson, III
President

Secretary

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 2nd day of November

LARRY L. HALCOMB

My Commission Expires January 23, 1978