

This instrument was prepared by

(Name) Ralph Sanderson

(Address) P. O. Box 266, Helena, Alabama 35080 2313

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Five Thousand and No/100- - - - - Dollars (\$45,000.00)

See Mtg 360-807

to the undersigned grantor, Ralph Sanderson Realty 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

Robert Jeremias and wife, Gloria H. Jeremias

(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.

Lot 7, Block 4, according to the Survey of Indian Valley Sixth Sector, as recorded in
Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 1977 which are a lien but not due and payable until
October 1st, 1977.

Subject to easements, restrictions and right of ways of record.

\$44,000.00 of the purchase price recited above was paid from the
proceeds of a mortgage loan closed simultaneously herewith.



19761223000123770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/23/1976 12:00:00 AM FILED/CERT

1976 DEC 23 AM 10:00
Filed 100
County of Shelby
NOTARY PUBLIC

BOOK 302 PAGE 838

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, except as stated 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, Ralph Sanderson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 19 76

ATTEST:

Ralph Sanderson
Secretary

RALPH SANDERSON REALTY COMPANY, INC.

By *Ralph Sanderson*
President

STATE OF Alabama
COUNTY OF Shelby }

I, Margaret Sharp a Notary Public in and for said County in said
State, hereby certify that Ralph Sanderson
whose name as President of Ralph Sanderson Realty 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 18th day of December

Margaret Sharp
Notary Public
My commission expires 9/24/79