

This instrument was prepared by

2691

(Name) Betty Nolan as an employee of Jackson Company

(Address) 100 Office Park Drive, Birmingham, Alabama 35223

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Seven Thousand Nine Hundred and no/100-----Dollars

*See Mtg 361-258*

to the undersigned grantor, Dyar Construction Co., 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 Lee Sargent, Jr. and wife Edith B. Sargent

(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 7 Block 5, according to the survey of Southwind, First Sector, as recorded in  
Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to: Ad valorem taxes for the year 1977.

35 foot building line on north and east side; and 10 foot easement on rear as shown  
by recorded map.

Restrictions contained in Misc. Vol. 14, page 23 and Misc. Vol. 14, page 475, in the  
Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Misc. Vol. 14, page 769, in said  
Probate Office.

Easement to Alabama Power Company recorded in Vol. 299, page 120, in said Probate  
Office.

\$43,100.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.



19770104000000790 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/04/1977 12:00:00AM FILED/CERT

1977 JAN -4 8:21  
DEED  
JAN 4 1977  
SHELBY COUNTY, ALA.

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,

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, Ronald H. Dyar  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 19 76.

ATTEST:

Dyar Construction Co., Inc.

By *Ronald H. Dyar*  
Ronald H. Dyar President

Secretary

STATE OF Alabama }  
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Ronald H. Dyar  
whose name as President of Dyar Construction Co., 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 30th day of December 19 76.

*Betty Nolan*  
Notary Public

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