

This instrument was prepared by

(Name) Claiborne P. Seier, c/o SEIER & HALCOMB, Attorneys at Law

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(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.

See Mtg 363-283

That in consideration of FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$56,500.00) DOLLARS

to the undersigned grantor, Colonial Building Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jerry W. Bearden and Cheryl S. Bearden

(herein referred to as GRANTEEES) 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.

BOOK

Lot 27, according to the survey of Portsouth, First Sector, as recorded in Map Book 6, page 22, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and agreements of record.

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
Dd. 21 Mar 1977 AM 10:54
1977 MAR 21 AM 10:54 Rec. 150
J. D. 1.00
JUDGE OF PROBATE \$5.50

\$ 50,850.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.



19770321000025350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/21/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 18 day of March 1977

ATTEST:

COLONIAL BUILDING CORPORATION

By *Horace Walker Peerson III* President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, Claiborne P. Seier

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18th day of

March

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Claiborne P. Seier
CLAIBORNE P. SEIER
Notary Public

HOOVER OFFICE
HOME FEDERAL SAVING
AN ASSOCIATION OF THE SO
DOUG DR. BIRMINGHAM ALABAMA