

This instrument was prepared by

(Name) Larry L. Halcomb, c/o SEIER & HALCOMB, Attys. at Law

(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.

That in consideration of Fifty three thousand five hundred and no/100 (\$53,500.00)

to the undersigned grantor, Colonial Building Corporation 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 Earl Powe and Donna Suzanne Powe

(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 57, according to the survey of Second Sector, Portsmouth, as recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1977.

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



19770715000072440 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/15/1977 12:00:00AM FILED/CERT

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

1977 JUL 15 AM 8:52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Debit 11.00
Rec. 1.50
Ind. 1.00
13.50

BOOK 306 PAGE 658

\$42,800.00 of the purchase price recited above
was paid from a mortgage loan closed simultaneously herewith.

See mtg.

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 12 day of July 1977 COLONIAL BUILDING CORPORATION

ATTEST:

Secretary

By

President

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 12th day of

July

1977

LARRY L. HALCOMB

Notary Public