

This instrument was prepared by

(Name) Sandy Crain

BEAVERS, MAY AND DEBUYS
ATTORNEY'S PROFESSIONAL ASSOCIATION
1122 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35234

3332

(Address)

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$57,250.00) Fifty Seven Thousand Two Hundred Fifty and no/100---DOLLARS

to the undersigned grantor, **BARRETT BUILDERS, 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

John Max Carr and wife, Stella Belk Carr

(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 24, Block 1, according to the map and survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem property taxes for the current year and thereafter. (2) Easements and building line as shown by recorded plat. (3) Right of Way to Alabama Power Company in Volume 302, Page 78, in the Probate Office of Shelby County, Alabama. (3) Restrictions as recorded in Misc. Volume 16, Page 673, in the said Probate Office of Shelby County, Alabama. (4) Covenants in favor of Alabama Power Company recorded in Misc. Volume 17, Page 397, in the said Probate Office of Shelby County, Alabama.

\$35,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 308 PAGE 425

19771018000111200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
1977 OCT 18 AM 10:44
JUDGE OF PROBATE

Security 376.565
Seed 22.00
Rec. 1.50
Dnded 1.00
24.50

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, 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, **Raymond W. Barrett** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of September 19 77

ATTEST:

By: *Raymond W. Barrett*
Raymond W. Barrett President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that **Raymond W. Barrett** whose name as President of **Barrett Builders, 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 16th day of September 19 77

WC
Notary Public