

This instrument was prepared by

(Name) Thomas L. Foster, Attorney at Law 4014

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-79

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

\$ 5150<sup>00</sup> + 719  
10/31/77

That in consideration of Fifty-one Thousand Five Hundred and no/100 (\$51,500.00) Dollars

to the undersigned grantor, Walter L. Sims Homebuilders, Inc., 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  
Ronald C. Griggs and wife, Cathy M. Griggs,

(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, to-wit:

Lot 24, Block 2, according to Map of Bermuda Hills, First Sector, as recorded in Map Book  
6, Page 1, in the Probate Office of Shelby County, Alabama. Situated in Shelby County,  
Alabama.

- SUBJECT TO:
- (1) Taxes for 1978 and subsequent years.
  - (2) 7.5-foot utility easement over North side of said lot as shown on recorded map
  - (3) Restrictive covenants and conditions filed for record on Nov. 27, 1973, in  
Misc. Book 6, Page 579.
  - (4) Transmission line permits to Alabama Power Company recorded in Deed Book 113,  
Page 229, and in Deed Book 130, Page 299, in Probate Office.
  - (5) Transmission line permits to Alabama Power Co. and Southern Bell Telephone  
and Telegraph Co. dated Oct. 1, 1973, recorded in Deed Book 283, Page 259,  
and dated April 1, 1974, recorded in Deed Book 286, Page 617, in Probate  
Office.
  - (6) 40-foot building set back line from 9th Avenue, S.W.

\$46,350.00 of the purchase price recited above was paid from mortgage loan closed simultaneous  
herewith.

19771104000119230 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/04/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA JEFFERSON CO.  
10-31-77  
JUDGE OF PROBATE

550  
250  
800

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 con-  
tingent 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 encum-  
brances, 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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October, 1977

ATTEST:

STATE OF ALABAMA JEFFERSON CO.  
10-31-77  
JUDGE OF PROBATE

WALTER L. SIMS HOMEBUILDERS, INC.

By Walter L. Sims President

Deed 5:50  
Rec. 1:50 Sec. mty 371-145  
Dud. 1:00  
8.00

STATE OF ALABAMA  
COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned Walter L. Sims a Notary Public in and for said County in said  
State, hereby certify that  
whose name as President of Walter L. Sims Homebuilders, 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 28th day of October 1977.

NOTARY PUBLIC

Notary Public

City Federal B + L  
2010 SECOND AVENUE, NORTH