

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law 5735

(Address) 3512 Old 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 four thousand and no/100 (\$54,000.00) DOLLARS

to the undersigned grantor, G and F Home Building Company 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 Larry Gordon Felix and Diann Roberts Felix

(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 1, according to the Survey of Bibb Estates, as recorded in Map Book 6, Page 35, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1978.

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

BOOK 309 PAGE 584

19771227000139190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/27/1977 12:00:00AM FILED/CERT

\$51,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, George N. Bibb who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of December 1977

ATTEST: See mtg 372-896 G & F HOME BUILDING COMPANY
By George N. Bibb President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
I, Larry L. Halcomb Secretary Need in 3.00
George N. Bibb 1.50
a Notary Public in and for said County in said State, hereby certify that George N. Bibb 1.00
whose name as President of G and F Home Building Company 5.50

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 20th day of December 1977

Larry L. Halcomb Notary Public
LARRY L. HALCOMB
My Commission Expires January 23, 1978