

This instrument was prepared by

(Name) CLAIBORNE P. SEIER, ATTORNEY AT LAW

(Address) 3349 MONTGOMERY HIGHWAY, BIRMINGHAM, ALABAMA 35209

6237

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Six Thousand, Five Hundred Eighty-Two and 45/100 (\$96,582.45) Dollars

to the undersigned grantor, Gibson-Anderson Company, 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

Harold E. Shepherd and Jean C. Shepherd

(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 43 according to Riverchase West, a subdivision of Riverchase, according to plat recorded in Map Book 6, page 78 and Riverchase West, First Amendment, as recorded in Map Book 6, page 100, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to restrictions, easements, rights of way and building lines of record.

Subject to taxes for 1978.

\$55,000.00

of the purchase price recited above was paid from a mortgage loan, closed simultaneously here with.

19780109000003130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1978 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,

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, Earl Gibson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of January 1978 GIBSON-ANDERSON COMPANY, INC.

ATTEST:

By EARL GIBSON President

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

STATE OF ALABAMA COUNTY OF JEFFERSON

1978 JAN. -9 AM 8:59 Rec. 1/9 4200 Sec mt. 373-440 4150

I, Claiborne P. Seier, a Notary Public in and for said County in said State, hereby certify that Earl Gibson, President of Gibson-Anderson Company, Inc., whose name as 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 6th day of January 1978

Claiborne P. Seier Notary Public

FIRST FEDERAL SAVINGS and Loan Association OF ALABAMA

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