

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue 6299

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 One Hundred Twenty-Six Thousand Seven Hundred and no/100 -----Dollars

to the undersigned grantor, Gilbert Construction Company, 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

J. W. Maugans and wife, Aileen B. Maugans

(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 26, according to the survey of Riverchase Country  
Club, as recorded in Map Book 6, Page 137, in the Probate  
Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Restrictions recorded in Misc. Volume 17, Page 550, Misc. Volume 14, Page 536, Misc. Volume 22, Page 748 and Misc. Volume 19, Page 633, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 525, in said Probate Office.
4. Right of way to South Central Bell recorded in Volume 307, Page 658, in said Probate Office.
5. Easement as shown by recorded map.

\$80,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL  
01/10/1978 12:00:00AM FILED/CERT

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 con-  
tingent 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 encum-  
brances,

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 Vice President, Greg Gilbert  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of January 19 78  
GILBERT CONSTRUCTION COMPANY, INC.

ATTEST:

By Greg Gilbert Vice President

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
STATE OF Alabama  
COUNTY OF Jefferson 1978 JAN 10 AM 9:04 Rec 4700 150 100 See Ptg 373- 4950

I, the undersigned, a Notary Public in and for said County in said  
State, hereby certify that Greg Gilbert  
whose name as Vice President of Gilbert Construction Company, 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 6th day of January 19 78

William H. Halbrooks  
Notary Public