

(Name) MICHAEL F. BOLIN, ATTORNEY AT LAW 6742 [324-9536]

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-EIGHT THOUSAND, FIVE HUNDRED and NO/100---[\$48,500.00] DOLLARS

to the undersigned grantor, H. WALKER & ASSOCIATES, 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

DONALD L. BROYLES and wife, RUTH H. BROYLES

(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,

Lot 8, according to a Resurvey of Lots 5 and 6, and Part of Lots 7 and 8, Dunnam Farms, as recorded in Map Book 6, Page 85, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Restrictions as set forth in Misc. Book 10, Page 579, which contain no reversionary clause.
2. Right of way in favor of South Central Bell recorded in Book 291, Page 437.
3. Right of way in favor of South Central Bell and Alabama Power Co. in Book 292, Page 107.
4. A 50 foot building set back line as shown by record plat, easement varying in width from 7.5' to 33.5' along the northerly boundary line and 10' easement on rear as shown by recorded map.

\$46,075.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith to Jackson Company.



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Shelby Cnty Judge of Probate, AL
01/27/1978 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 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,

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, HAROLD R. WALKER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of January 1978.

ATTEST:

STATE OF ALA. SHELBY CO. H. WALKER & ASSOCIATES, INC.

I CERTIFY THIS

INSTRUMENT WAS FILED By

Secretary

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1978 JAN 27 AM 8:52

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed 2.50
Rec. 1.50
Ind. 1.00
5.00

See mtg 374-27

I, the undersigned authority
State, hereby certify that HAROLD R. WALKER

whose name as President of H. WALKER & ASSOCIATES, 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 25th day of January 1978.

My commission expires: 1-24-82

NOTARY PUBLIC
STATE OF ALABAMA

Jackson Co.