

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

7577

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 Sixty-One Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, D. W. Corporation 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

John O. Conner and wife, Doris F. Conner

(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 102, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building set back line from Citation Terrace.
3. Utility easement as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions recorded in Misc. Book 18, Page 598, in Probate Office.
5. Easement to Alabama Power Company recorded in Deed Book 55, Page 454, in said Probate Office.

\$31,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19780213000017730 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/13/1978 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, W. W. Grant, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of February 19 78

ATTEST:

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1978 FEB 13 AM 9:19

By D. W. CORPORATION  
*W. W. Grant, Jr.*  
President

STATE OF Alabama }  
COUNTY OF Jefferson }

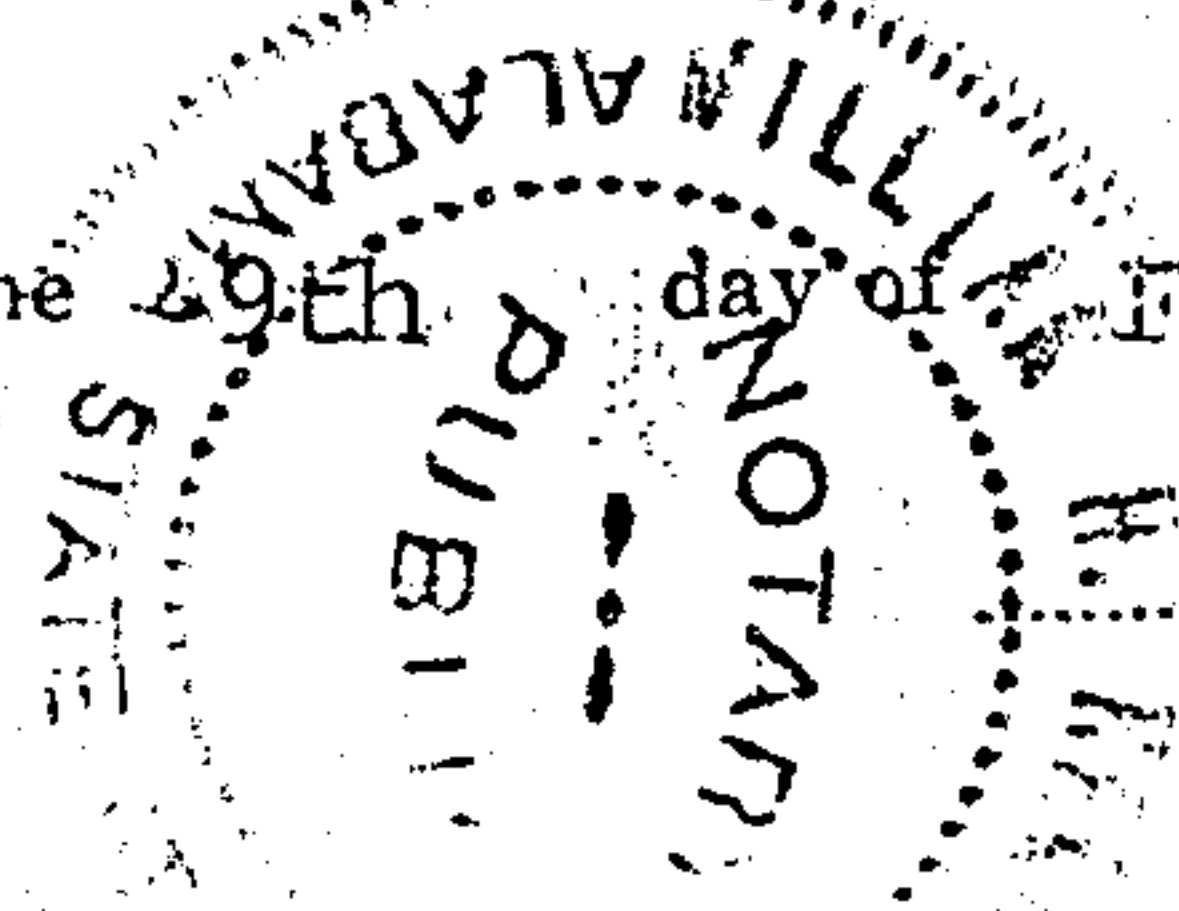
I, the undersigned W. W. Grant, Jr.  
State, hereby certify that whose name as President of D. W. Corporation  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

*Thomas A. Snowdon, Jr.*  
JUDGE OF PROBATE

Deed 31.00  
Rec. 1.50  
Jud. 1.00  
33.50  
See mly 374-57

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9th day of February, 1978



*William H. Halbrooks*  
Notary Public