

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law, 8206

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 Seventy Two Thousand Seven Hundred Fifty and no/100 (\$72,750.00) Dollars

to the undersigned grantor, Mangrum Homes, 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

Samuel A. DiPiazza, Jr. and Melody K. DiPiazza

(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 12, according to the Survey of Riverchase, West-Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals & mining rights excepted.

Subject to taxes for 1978.

Subject to restrictions, easements & rights of way of record.

\$58,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Samuel Anthony DiPiazza, Jr. and Samuel A. DiPiazza, Jr. are one and the same Person.



19780228000024820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1978 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, ERWIN H. MANGRUM who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of February 1978

ATTEST:

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

1978 FEB 28 AM 8:46

STATE OF ALABAMA
COUNTY OF JEFFERSON

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

MANGRUM HOMES, INC.

By Erwin H. Mangrum
President

Deed 15:00
Rec. 1:50
Ind. 1:00
17:50

Dec mty. 375-117

a Notary Public in and for said County in said

I, Larry L. Halcomb
State, hereby certify that Erwin H. Mangrum
whose name as President of Mangrum Homes, 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 24th day of February

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LARRY L. HALCOMB
Notary Public

My Commission expires 1/23/82

Shane [redacted]