

(Name) William H. Halbrooks 8201

(Address) 2117 Magnolia Avenue

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 Seven Thousand Ninety and no/100 -----Dollars

to the undersigned grantor, Trade-A-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

James E. Uptain and wife, Joyce Uptain

(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 31, according to the survey of Portsouth, First Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 15 foot easement on rear and 5 foot easement on North side as shown by recorded map.
3. Agreement with Alabama Power Company recorded in Misc. Volume 8, Page 775, in said Probate Office.
4. Restrictions contained in Misc. Volume 8, Page 295 and Misc. Volume 8, Page 557, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 288, Page 555, in said Probate Office.
6. Agreement with Port South and Plantation Pipe Line Company recorded in Misc. Volume 10, Page 186, in said Probate Office.

And as further consideration the grantee herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc., recorded in Volume 352, Page 244, in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured thereby.



19780228000024950 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, Charles A. Corsentino who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of February 1978

ATTEST:

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

TRADE-A-HOMES, INC  
By *Charles A. Corsentino*  
President

STATE OF Alabama  
COUNTY OF Jefferson

1978 FEB 28 AM 8:30

Deed 2.00  
Rec. 1.50  
Ind. 1.00  
4.50  
Dec Inty. 375-107

I, the undersigned  
State, hereby certify that Charles A. Corsentino  
whose name as President of Trade-A-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,

JUDGE OF PROBATE

a Notary Public in and for said County in said

Given under my hand and official seal, this the 8th day of February

1978

*William H. Halbrooks*  
Notary Public