

This instrument was prepared by

(Name) Michael F. Bolin, Attorney at Law

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

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 One Thousand Four Hundred and NO/100-----Dollars. (\$71,400.00)

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

Robert E. Sevier and wife Shirley L. Sevier

(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 9, according to the Survey of Royal Oaks - First Sector, as recorded in Map Book 7, Page 17, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

Subject to:

Ad valorem taxes due in the year 1978. 30-foot building set back line from Elizabeth Drive.

10-foot utility easement across North and East sides of said lot as shown on recorded map of said subdivision.

Restrictive covenants and conditions filed for record in Misc. Book 24, Page 699, in Probate Office. And this binder insures that said covenants and conditions have not been violated and future violation will not result in forfeiture or reversion of title.

\$51,400.00 of the purchase price recited was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 312 PAGE 545



19780512000057590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/12/1978 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 12th day of May 1978

ATTEST:

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

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

1978 MAY 30 AM 8:30

STATE OF Alabama }
COUNTY OF Jefferson }

Thomas A. ...
JUDGE OF PROBATE

Deed 20.00
Rec. 1.50
Index 1.00
22.50
Sec Mtg. 378-596
a Notary Public in and for said County in said

I, the undersigned State, hereby certify that W. W. Grant, Jr. 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,

Given under my hand and official seal, this the 12th day of May

NOTARY 1978

Donna ...
Notary Public
my commission expires: 5-11-81

Jackson Co.