

This instrument was prepared by

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(Name) Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Seven Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor, C & E Reid Construction Company, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James L. Simmons and wife, Betty G. Simmons

(herein referred to as GRANTEEES) 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 15, in Block 3, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$45,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19780804000102190 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
08/04/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 AUG -4 AM 9:01
See Dkt. 381-350
JUDGE OF PROBATE

Alled Tax 3260
Rec. 150
Ind 100
2500

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Calvin Reid, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July, 1978.

ATTEST:

C & E REID CONSTRUCTION COMPANY, INC.

By President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Calvin Reid whose name as President of C & E Reid Construction Company, 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 31st day of July, 1978.

MONTEVALLO OFFICE

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

214 NORTH MAIN STREET

Notary Public