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This instrument was prepared by

(Name) KENNETH D. WALLIS, ATTORNEY

(Address) SUITE 107, 1009 MONTGOMERY HIGHWAY, BIRMINGHAM, ALA. 35216

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 SEVENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, WYATT CONSTRUCTION CO., 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

NEIL DUANE GRAVES AND WIFE, EVELYN E. GRAVES

(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 39, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, building lines, restrictive covenants, transmission line permits, mineral and mining rights, privileges and agreements of record.

\$50,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.



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Shelby Cnty Judge of Probate, AL
08/10/1978 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, LESTER C. WYATT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of August 1978

ATTEST:

WYATT CONSTRUCTION CO., INC.

By Lester C. Wyatt
LESTER C. WYATT President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that LESTER C. WYATT whose name as President of WYATT CONSTRUCTION CO., 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 8th day of August

1978

George M. Neal, Jr.
Notary Public
My Comm. exp. 5-4-79

First Fed. J. & L.
2030 - 1st Ave. N.W.
Bham 35203