

This instrument was prepared by

(Name) William H. Halbrooks

(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 One Hundred Thirty-Five Thousand Three Hundred Fifty-Seven and no/100--- Dollars

to the undersigned grantor, Gilbert Construction Company, 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

Hoyt W. Brown, Jr. and wife, Sylvia D. Brown

(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 29, Block 1, according to the survey of Kirkwall, as recorded in Map Book 6, Page 152 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Easements as shown by recorded map.
3. Restrictions contained in Misc. Volume 20, Page 159, and Misc. Volume 20, Page 629, in the Probate Office of Shelby County, Alabama.
4. Agreement to Alabama Power Company recorded in Misc. Volume 20, Page 626, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 307, Page 423, in the Probate Office of Shelby County, Alabama.

\$65,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL  
08/22/1978 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 Vice President, Greg Gilbert who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of August 19 78 GILBERT CONSTRUCTION COMPANY, INC.

ATTEST:

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg Gilbert whose name as Vice President of Gilbert 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 17th day of August 19 78

FIRST FEDERAL SAVINGS  
and Loan Association

OF ALABAMA

2030 FIRST E. NORTH • BIRMINGHAM, ALABAMA 35203

By Greg Gilbert

President

Deed 70.50  
Rec. 1.50  
Dred. 1.00  
73.00

Deed mtg. 382 - 20

William H. Halbrooks

Notary Public