

This instrument was prepared by

(Name) William H. Halbrooks 735-

(Address) 2117 Magnolia Avenue, Suite 103, Birmingham, AL 35205

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FIVE THOUSAND NINE HUNDRED & No/100 Dollars (\$65,900.00)

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

Gerald F. Duke, Jr. and wife, Mary B. Duke

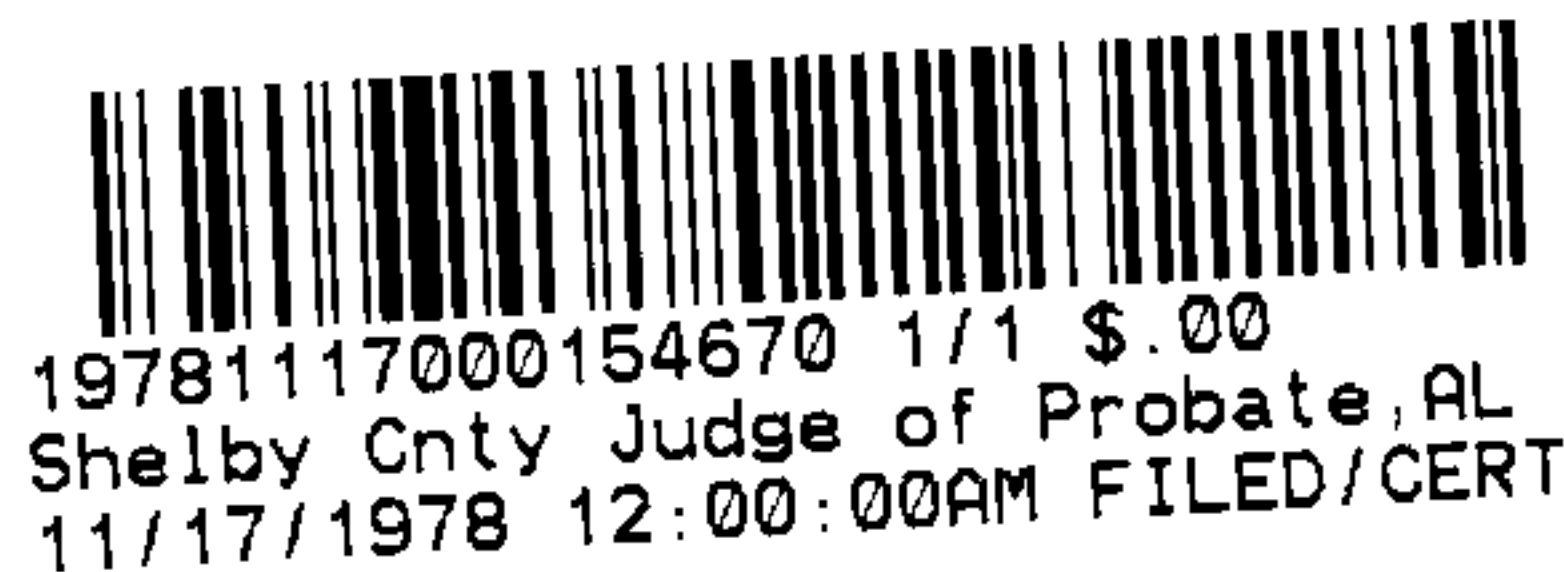
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 112, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama. Situated in the town of Helena, Shelby County, Alabama.

\$59,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO:

1. Taxes for 1979.
2. 35 foot building set back line from Citation Terrace.
3. Utility easements as shown on recorded map of said subdivision.
4. Restrictive covenants and conditions recorded in Misc. Book 18, Page 598, in Probate Office.
5. Easement to Alabama Power Company recorded in Deed Book 55, Page 454, in Probate Office.



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, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, D.W. Grant Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of November 19 78.

ATTEST:

D.W. CORPORATION  
STATE OF ALA. SHELBY CO.

By

Secretary

President

STATE OF Alabama }  
COUNTY OF

I, the undersigned State, hereby certify that whose name as D.W. Grant, Jr. President of 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,

a Notary Public in and for said County in said

D. W. Corporation

Given under my hand and official seal, this the 15th day of November 19 78.

William H. Halbrooks  
Notary Public

24 owner office  
Jefferson Federal Bldg.  
160 [redacted] Hwy  
Birmingham 35216