

This instrument was prepared by

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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 (\$59,900.00) Fifty-nine Thousand Nine Hundred and no/100-----DOLLARS

to the undersigned grantor, Barrett Builders, 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

Danny Wayne Black and Margot Rae Black

(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 8, Block 6, according to the map and survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Thirty-five foot building line as shown by recorded plat. (3) Five foot easement on east side of subject property as shown by recorded plat. (4) Restrictions as recorded in Misc. Volume 16, Page 673, in the Probate Office of Shelby County, Alabama. (5) Restrictive Covenants as recorded in Misc. Volume 17, Page 397, in the said Probate Office. (6) Right of Way to Alabama Power Company as recorded in Volume 302, Page 78, in the said Probate Office.

\$56,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
01/10/1979 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, 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, Raymond W. Barrett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of January 19 79.

BARRETT BUILDERS, INC.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

By Raymond W. Barrett President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1979 JAN 10 AM 8:20

JEFFERSON

the undersigned

I, Raymond W. Barrett
State, hereby certify that whose name as President of Barrett Builders, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 5th day of January 19 79.

Odom May & De Buys
P.O. Box - 12605
Birmingham, Ala - 35202

John F. DeBing
Notary Public