

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 (\$94,900.00) Ninety-four Thousand Nine Hundred and no/100-----DOLLARS

to the undersigned grantor, Palmer Building and Development, 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

Eugene L. Althouse and Joan F. Althouse

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

SUBJECT TO: (1) Ad valorem property taxes for the current year and there-
after. (2) 35 foot building line from Quail Run Drive, and 7 1/2 foot
easement along the west boundary line as shown on recorded map. (3) Restric-
tions appearing of record in Misc. Book 22, Page 638. (4) Right of way,
easements and rights in connection therewith granted to Alabama Power Company
in Misc. Book 22, Page 834; Book 22, Page 841 and Deed Book 310, Page 577.

\$69,900.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

BOOK 317 PAGE 295



19790116000006150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1979 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

JAN 16 AM 9:11

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Deed 25.00
Rec. 1.50
Ind. 1.00
27.50

See mtg. 387-401

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 con-
tingent 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 encum-
brances, 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, Robert A. Palmer
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January 19 79.

PALMER BUILDING AND DEVELOPMENT, INC.

ATTEST:

By

Robert A. Palmer

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Robert A. Palmer
whose name as President of Palmer Building and Development, 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 15th day of January 19 79.

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

Notary Public