

This instrument was prepared by

(Name) W. J. Wynn

(Address) 621 City Federal Building, Bham, Ala. 35203

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 Six Thousand Four Hundred Fifty & no/100-----DOLLARS

to the undersigned grantor, DW 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

Henry David Bearden & wife, Bobbie F. Bearden

(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 27, map and survey of Royal Oaks, 2nd Sector, Map Book 7, page 77, situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Protective Covenants, rights of way, easements, restrictions, if any, of record.

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Shelby Cnty Judge of Probate, AL
02/13/1979 12:00:00AM FILED/CERT

of the purchase price noted above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, W. W. Grant, JR., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5 day of February 19 79

ATTEST:

Secretary

By W. W. Grant, JR. President

STATE OF ALABAMA
COUNTY OF SHELBY

FEB 13 1979

I, William J. Wynn, a Notary Public in and for said County in said State, hereby certify that W. W. Grant, JR., President of D.W. Corporation 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 5 day of February 19 79

Notary Public

W. J. Wynn
621 City Federal Bldg
Bham, Ala. 35203