

This instrument prepared by

(Name) William 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 Fifty Three Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor, J & R Homes, 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

Valerie G. Duncan and husband, James Michael Duncan

(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 2 Block E according to the Amended Map of Fox Haven, First Sector, as recorded in Map Book 7, page 86, in the Probate Office of Shelby County, Alabama.

Subject to:

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



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Shelby Cnty Judge of Probate, AL
03/06/1979 12:00:00AM FILED/CERT

1979-03-06 11:08:43

Shelby County 397-9

of the purchase price recited 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, Jerry W. Hinds who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of February 1979

ATTEST:

Secretary

By

Jerry W. Hinds

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, William J. Wynn

a Notary Public in and for said County in said

State, hereby certify that Jerry W. Hinds

whose name as President of J & R Homes, 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, J & R Homes, Inc.

Given under my hand and official seal, this the 28 day of February

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Notary Public

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