



This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Al.

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS. COUNTY OF JEFFERSON }

That in consideration of --Ninety-three Thousand and no/100---(\$93,000.00)---Dollars

to the undersigned grantor, Osborn Enterprises, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Henry M. Agee and wife, Karen L. Agee

(herein referred to as GRANTEEES) 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 101, according to the Survey of Southern Pines, Second Sector, a Residential Subdivision, as recorded in Map Book 7, page 12 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- 1. Ad valorem taxes for the current tax year.
2. 40 foot building line from Pinehurst Terrace and from Timber Drive; a 7.5 foot easement along the Northwesterly lot line and a 10 foot easement along the Southwesterly lot line as shown on recorded map.
3. Right of way and rights in connection therewith granted to Shelby County, Alabama, for road in Deed Book 135, page 50.
4. Right of way in favor of Ala. Power Co. and South Central Bell in Deed Book 312, page 164.
5. Restrictions appearing of record in Misc. Vol. 22, page 283.
6. Right of way granted to South Central Bell Tele. Co. in Deed Book 313 page 722.

\$53,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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19790326000036240 1/1 \$.00 Shelby Cnty Judge of Probate, AL 03/26/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gary S. Osborn who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of March 19 79

ATTEST:

OSBORN ENTERPRISES, INC.

By Gary S. Osborn President

STATE OF ALABAMA COUNTY OF JEFFERSON

Handwritten notes: Deed 20.00 Deed 389-725

I, the undersigned Gary S. Osborn whose name as President of Osborn Enterprises, 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 23rd day of March 19 79.