[redacted] [redacted] 16-018194-0[redacted]

This instrument was prepared by

244

(Name) Robert Palmer, President, Palmer Building & Development, Inc.

(Address)

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 EIGHTY EIGHT THOUSAND NINE HUNDRED AND 00/100 - - - - - - - - - - - - -

to the undersigned grantor, Palmer Building & 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

Billy J. Wade & wife, Sheila B. Wade

(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

Lot 51, according to the survey of QUAIL RUN, Phase 2, as recorded in Map Book 7 Page 113 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, and rights-of-way of record.

($58,000.00 of the above-recited purchase price was paid from the proceeds of a mortgage loan, closed simultaneously herewith)

BOOK 319 PAGE 390

19790507000055600 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/07/1979 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

79 MAY -7 AM 10: 13

See mtg. 391-264

Filed & Recorded in
Office of Probate
Deed 31.00
Rec. 1.50
Ind. 1.00
33.50

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, Robert Palmer who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of May 1979

ATTEST:

PALMER BUILDING & DEVELOPMENT, INC.

By Robert Palmer
Robert Palmer, President

Secretary

STATE OF Alabama
COUNTY OF Shelby }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Robert Palmer whose name as President of Palmer Building & 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 3rd day of May 1979

Debbie Brannon
Notary Public

United Federal Mortgage Loan Agency
501 Riverchase Parkway East
Birmingham, AL 35244

My Commission Expires August 24, 1982