This instrument [redacted] prepared by [redacted] [redacted]

177

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety one thousand and no/100 ($91,000.00) DOLLARS

to the undersigned grantor, Osborn Enterprises, 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

Cledwyn D. Francis, Jr. and Mary Jayne Francis

(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 104, according to the Survey of Southern Pines Second Sector, as recorded in Map Book 7, Page 12, in the Office of the Judge of Probate, Shelby County, Alabama.

Subject to taxes for 1979.

Subject to restrictions, easements, building lines and rights of way of record.

BOOK 319 PAGE 917

19790606000069390 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/06/1979 12:00:00AM FILED/CERT

$ 50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, Gary S. Osborn who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June 1979

ATTEST: OSBORN ENTERPRISES, INC.

By Gary S. Osborn
Secretary President

See Book 392 - 393
Recd tax - 41.00
Rec - 1.50
1.00
43.50

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that 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 4th day of June 1979

Notary Public

My Commission Expires January 23, 1982