This instrument was prepared by

604

(Name) Donald L. Newsom, of the firm of Corretti, Newsom & Rogers

(Address) 529 Frank Nelson Building, Birmingham, Alabma 35203

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 Eighty-four Thousand Five Hundred and no/100 ($84,500.00) ---- Dollars

to the undersigned grantor, Mangrum 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 Thomas G. Harrell and wife, Debbie D. Harrell

(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 34, according to the Survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to: Ad valorem taxes for the current tax year, 1979.
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, Page 140.
20 foot easement on the West side of lot and a 10 foot easement on the North side of lot as shown on recorded map.
Restrictions appearing of record in Misc. Volume 14, Page 536; Misc. Volume 17, Page 550 and Misc. Volume 25, Page 613.
Right of Way granted to Alabama Power Company by instrument(s) recorded in Misc. Volume 25, Page 606.

BOOK 320 PAGE 96

$75,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

19790614000074140 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/14/1979 12:00:00AM FILED/CERT

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May 1979

MANGRUM HOMES, INC.

ATTEST:

Secretary

By Erwin H. Mangrum
President

Sec Rec 392-672
950
150
100
1200

JUN 14 PM 8 44

ERWIN H. MANGRUM, Its

STATE OF Alabama
COUNTY OF Jefferson

I, Vlonna R. Graham a Notary Public in and for said County in said State, hereby certify that Erwin H. Mangrum, whose name as President of Mangrum 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,

Given under my hand and official seal, this the 24th day of May 1979

Vlonna R. Graham
Notary Public

Corretti, Newsom & Rogers