OC42612

This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law 97

(Address) 2820 Columbiana Road, Suite 200, Birmingham, Alabama 35216

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 Seventy-Nine Thousand Nine Hundred and No/100 ($79,900.00)

to the undersigned grantor, THURMAN WILSON HOMEBUILDERS, 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

JOSEPH C. BOERNER, JR. and wife, HAZEL R. BOERNER

(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,

Lot 3, according to the map and survey of "Southern Pines", First Sector, as recorded in Map Book 7, page 11, in the Probate Office of Shelby County, Alabama.

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

($47,000.00) of the purchase price recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith.

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Shelby Cnty Judge of Probate,AL
07/03/1979 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, Thurman Wilson, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June 19 79.

ATTEST:

Secretary

THURMAN WILSON HOMEBUILDERS, INC.

By Thurman Wilson Jr.
President

Deed Tax 33.00
Rec. 1.50
Ind. 1.00
35.50

993-403

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Thurman Wilson, Jr. whose name as President of THURMAN WILSON HOMEBUILDERS, INC. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 27th day of June 19 79.

Notary Public