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american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

This instrument was prepared by
(Name) ROBERT L. SHIELDS, III
Attorney at Law
(Address) 1900 Crestwood Boulevard
Irondale, Alabama 35210
(205) 955-2511

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

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

That in consideration of Seventy-Five Thousand Nine Hundred and no/100 ($75,900.00) Dollars

to the undersigned grantor, Shewmake Development Company 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

James William Wadsworth and wife, Shirlee W. Wadsworth

(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 13, Block 2, according to the survey of Indian Wood Forest, Third Sector, as recorded in Map Book 7, page 104, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and right of ways of record.

BOOK 321 PAGE 926

19790911000116850 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/11/1979 12:00:00AM FILED/CERT

SEP 11 AM 8:50

Rec. 15.50 Sec mtg. 39.00
1.50
Int. 1.00
18.00

$60,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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, Jack L. Shewmake who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of September 1979

ATTEST:

Secretary

Shewmake Development Company
By Jack L. Shewmake
Jack L. Shewmake President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Jack L. Shewmake whose name as President of Shewmake Development Company 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 6th day of September 1979

ROBERT L. SHIELDS III
ATTOR[redacted] LAW
1900 CRESTWOOD BLVD
IRONDALE, ALABAMA 35210

[redacted] Public