This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

487

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 FIFTY-SIX THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, DEE 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
TONNY L. BUCHANAN AND WIFE, SHARON E. BUCHANAN

(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 57, according to the Survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.

2. Easements, restrictions, building lines, rights of ways, mineral and mining rights, and agreements, if any, of record.

MAP BOOK 321 PAGE 965

19790913000118010 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/13/1979 12:00:00AM FILED/CERT

$50,000.00 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, J. W. BRANTLEY who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of September 19 79.

ATTEST: DEE HOMES, INC.

By J. W. Brantley
J. W. BRANTLEY President

Secretary

79 SEP 13 AM 8:52

Deed 7.00
Rec. 1.50
Mtg. 1.00
9.50

STATE OF ALABAMA
COUNTY OF SHELBY } I hereby certify that the within and foregoing instrument was filed in my office on the date hereon shown. JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that J. W. BRANTLEY whose name as President of DEE 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 11th day of September 19 79.

Notary Public

W. J. WYNN
621 CITY FEDERAL BUILDING

BIRMINGHAM, ALA. 35203