648

american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

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 Ninety Thousand One Hundred Fifty and NO/100 (90,150.00) DOLLARS

to the undersigned grantor, Apex Construction Co., 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

John O. Myers and Joyce L. Myers , husband and wife

(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, Alabama, to-wit:

Lot 85, 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 of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Restrictions appearing of record in Misc. Vol. 22, page 283 and Misc. Vol. 32, page 129.
3. Right of way to Ala. Power and Sou. Bell in Deed Book 312, page 164.
4. Right of way to to South Central Bell in Deed Vol. 313, page 722.
5. 40 foot building line from Pine Lane and 10 foot easement along the SE, SW, NW and NE lines as shown on recorded map.

$72,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 322 PAGE 649

1979091700011925O 1/1 $.00
Shelby Cnty Judge of Probate,AL
09/17/1979 12:00:00AM FILED/CERT

79 SEP 17 AM 10: 28

Rec. 15.00 Recording 396-202
JUDGE OF PROBATE
Rec. 1.00
Ind. 1.00
21.00

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, V. F. Kyatt who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of September 19 79

~~ATTEST~~:

~~Secretary~~

Apex Construction Co., Inc.

By [signature]
President

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that V. F. Kyatt whose name as President of Apex Construction Co., 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 14th day of September 19 79

[signature]
Notary Public

B.T. 5

City Federal Savings and Loan Association
City Federal Building