[redacted] [redacted] [redacted]

This instrument was prepared by

(Name) Bruce M. Green, Attorney at Law

(Address) P. O. Box 568, Pelham, Al. 35124

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O BOX 10481 • PHONE (205) 328-8070
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19791003000128100 1/2 $.00
Shelby Cnty Judge of Probate, AL
10/03/1979 12:00:00AM FILED/CERT

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

That in consideration of Forty-Seven Thousand Nine Hundred and No/100 Dollars ($47,900.00)

to the undersigned grantor, L & M 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

Michael Lynn Wirfs and wife, Susan B. Wirfs

(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

Lot 24, according to Map of SOUTHERN HILLS, as recorded in Map Book 7, Page 72, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

BOOK 322 PAGE 427

SUBJECT TO: (1) Taxes for 1979 and subsequent years. 1979 taxes are a lien but not yet due and payable until October 1, 1979. (1978 taxes on these lots were $4.00) (2) 35 foot building set back line from Southern Hills Drive. (3) 15 foot utility easement over South side of said lot as shown on recorded map. (4) All minerals, mining and related rights previously reserved in Deed Book 114, Page 432, in Probate Office. (5) Restrictive covenants and conditions filed for record in Misc. Book 25, Page 684, in Probate Office. And this binder insures that said restrictions have not been violated and future violation will not result in forfeiture or reversion of title. (6) Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171; in Deed Bood 220, Page 46, and in Deed Book 220, Page 40, in Probate Office. (7) Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 315, Page 215 in Probate Office. (Continued on attached sheet.)

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~~ Secretary- Treasurer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of October 19 79

Michael Miskelly

ATTEST:

Secretary

By Michael Miskelly Sec/Treas.
Michael Miskelly, Secretary-Treasurer

STATE OF ALABAMA
COUNTY OF SHELBY }

I, Bruce M. Green a Notary Public in and for said County in said State, hereby certify that Michael Miskelly whose name as Secretary-Treasurer of L & M Homes, 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 2nd day of October 19 79

Bruce M. Green
Notary Public

Form ALA-33

Green + Pino

19791003000128100 2/2 $.00
Shelby Cnty Judge of Probate,AL
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$38,300.00 of the purchase price recited above was paid from a Mortgage Loan closed simultaneously herewith.

BOOK 322 PAGE 428

1979 OCT -3 PM 3:10
JUDGE OF PROBATE

Deed 10.00 Inst. 346-821
Rec. 3.00
Ind. 1.00
14.00