american title insurance company

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

This instrument was prepared by

(Name) Michael G. Kendrick, Attorney

(Address) 1507 City Federal Building, 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 JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-four Thousand and no/100 Dollars ($84,000.00)

to the undersigned grantor, Shewmake Development Company, 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

David L. Crockett and Rebecca S. Crockett

(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 76, according to the survey of Meadowbrook, Fourth Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes - 1980.
2. 35' building line on south & west as shown by recorded map.
3. 10' easement on rear as shown by recorded map.
4. Restrictions recorded in Misc. Vol. 25, page 299, & Misc. Vol. 27, Page 890, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 275, Page 762, in said Probate Office.
6. Agreement to Alabama Power Company recorded in Misc. Vol. 27, page 891, in said Probate Office.
7. Easement to Alabama Power Company recorded in Vol. 316, page 369, in said Probate Office.
8. Easement to Alabama Power Company & South Central Bell as recorded in Volume 316, page 394, in said Probate Office.

19791008000130470 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/08/1979 12:00:00AM FILED/CERT

$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

322 PAGE 409

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 3rd day of October 1979.

ATTEST:

Secretary

SHEWMAKE DEVELOPMENT CO., INC.

By Jack L. Shewmake, President

OCT - 8 AM 10

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 Co., 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 3rd day of October 1979.

Martha Stewart Kendrick

Notary Public

B.T. 5