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19791106000145530 1/1 $.00
Shelby Cnty Judge of Probate,AL
11/06/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) Barry V. Hutner

(Address) 2220 Highland Avenue South Birmingham, Alabama

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Hundred Eight Thousand and no/100

to the undersigned grantor, Darien 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

Joseph Scott Boze and wife, Lucy L. Boze

(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 1, Block 6, according to the Survey of Applecross, as recorded in Map Book 6, page 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes due October 1, 1980.

BOOK 323 PAGE 128

'79 NOV -6 AM 10:31

Deed 32.50
Rec. 1.50
Ind. 1.00
35.00

See Mtg. 398-368

$75,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith 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, unless otherwise noted above, 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, Tom P. Bush, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of October 19 79

ATTEST:

Secretary

DARIEN HOMES, INC.
By Tom P. Bush Jr.
Tom P. Bush, Jr. President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Tom P. Bush, Jr. whose name as President of Baker Enterprises 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 31st day of October 19 79

Barry V. Hutner
Notary Public