

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
03/26/1980 00:00:00 FILED/CERTIFIED

(Name) Mike T. Atchison, Attorney at Law

(Address) Columbiana, Alabama 35051

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 SIXTEEN THOUSAND AND NINETY-FIVE (\$116,095.00) DOLLARS

to the undersigned grantor, Leo James Builders, 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

Clarence Wesley Day and wife, Mary Ann Day

(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 62, according to the Survey of MEADOW BROOK, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

\$45,000.00 OF THE PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

BOOK 325 PAGE 656

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 MAR 26 PM 2:52

F. Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

see Orig. 401-722
deed tax - 71.50
Rec. 1.50
End. 1.00
74.00

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, 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, Leo James, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of March, 1980

ATTEST:

LEO JAMES BUILDERS, INC.

By

Leo James
Leo James,

its President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned
State, hereby certify that Leo James

whose name as the President of Leo James Builders, 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 25th day of

March

Patsy Ross
Notary Public

NOTARY
1980

My Commission Expires July 5, 1982