

This instrument was prepared by

742

(Name) William H. Halbrooks

(Address) 1933 Montgomery Highway

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and no/100 Dollars

to the undersigned grantor, Engel Mortgage 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

Jack Grimsley, Jr. and Paula J. Whiteport

(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 30 according to the survey of Shannon Glen, as recorded in Map Book 7, page 94, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$47,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to statutory right of redemption outstanding under that certain foreclosure deed recorded in Vol. 326, page 459

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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 Vice President, Joel D. Cornett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of August 19 80

ATTEST:

ENGEL MORTGAGE COMPANY, INC.

By [Signature] Vice President

HELD AUG 21 AM 10:17

STATE OF Alabama COUNTY OF Jefferson

the undersigned

a Notary Public in and for said County in said

State, hereby certify that Joel D. Cornett whose name as Vice President of Engel Mortgage Company, 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 13th day of August 19 80

[Signature of William H. Halbrooks]

Notary Public

CORLEY, ANDREWS, HALBROOKS & GONTS, ATTORNEYS 1933 MONTGOMERY HIGHWAY ALABAMA 35209