

144
This instrument was prepared by

(Name).....Courtney H. Mason, Jr., Attorney at Law.....

(Address).....P. O. Box 1007, Alabaster, Alabama 35007.....

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 SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS-----

to the undersigned grantor, MACSAN 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

JOHN C. GUSTIN, III AND WIFE, DARCY B. GUSTIN

(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 20, according to the survey of Park Forest Subdivision, First
Sector, as recorded in Map Book 7, Page 155, in the Office of the Judge
of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$63,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 329 PAGE 271

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 con-
tingent 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 encum-
brances, 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, J. A. McDanal
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of October 19 80

ATTEST:

MACSAN BUILDERS, INC.

Secretary

By J. A. McDanal President

STATE OF ALABAMA
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

see UTA 406-886
1980 OCT 17 AM 10:05

Deed TAX 7.50
1.50
1.00
9.50

I, the undersigned
State, hereby certify that J. A. McDanal
whose name as President of Macsan 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 15th day of October 19 80

HOME FEDERAL SAVINGS AND LOAN
ASSOCIATION OF THE SOUTH
1980 Braddock Drive
Birmingham, Alabama 35226

Michael F. B...
Notary Public