

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

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of SIXTY SIX THOUSAND AND NO/100 DOLLARS-----(\$66,000.00)

to the undersigned grantor, Pine Crest 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

Walter E. Duffey, Jr. and wife, Debra Thornton Duffey

(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 the County of Shelby, State of Alabama, to-wit:

Lot 11, except the East 10 feet thereof, according to the Survey of Old Virginia, as recorded in Map Book 7, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$59,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$3,300.00 of the purchase price recited above was paid from purchase money second mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate,AL  
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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, Henry A. Drake who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of April, 1981.

See mtg. 419-259  
mtg. 411-263

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

**PINE CREST HOMES, INC.**

BY James H. [illegible] Vice President

Henry A. Drake

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STATE OF ALABAMA  
COUNTY OF JEFFERSON }

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*John A. Thompson*  
JAN 15 1904

the undersigned

State, hereby certify that **Henry A. Drake**

whose name as Vice President of Pine Crest Homes, 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 1st day of

a Notary Public in and for said County in said

April 7, 1981.

MILITARY PUBLIC