

(Name)....#1...INDEPENDENCE PLAZA

(Address).....BIRMINGHAM, AL. 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMA

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty One thousand-Five Hundred 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

Spencer C. King and Denise A. Garrison

(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

Lot 27, according to Park Forest, First Sector as recorded in Map Book 7, page 155 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

Subject to taxes due in current year.

\$58,400 of purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 334 PAGE 263

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, except as 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 Vice President, Joel D. Cornett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of Aug. 1981

ATTEST:

Engel Mortgage Company, Inc.

STATE OF Alabama
COUNTY OF Jefferson

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

1981 AUG -4 AM 8:20

See NY 100-545
Time 9.0 hours, 2
and 1000 of 1955

I, Joel D. Cornett the undersigned JUDGE OF PROBATE 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 1st day of August

1981

William Halbrook
Notary Public