

This instrument is prepared by

SEND TAX NOTICE:

(Name) Claude McCain Moncus 867

James Lafayette Perry  
3500 North Broken Bow Drive  
Birmingham, Alabama 35080

(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 Seventy-Eight Thousand Nine Hundred Fifty and no/100—Dollars

to the undersigned grantor, U. S. Home Corporation

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Lafayette Perry and wife, Cathleen P. Perry

(herein referred to as GRANTEEES) 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 10, Block 1, according to the Survey of Broken Bow as recorded in Map Book 7, Page 145 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.  
2. 35 foot building line as shown by recorded map.  
3. 10 foot easement on rear and 5 foot easement on east as shown by recorded map.  
4. Restrictions recorded in Misc. Volume 30, page 957; Misc. Volume 41, page 403; Misc. Volume 41, page 406 and Misc. Volume 41, page 411 in the Probate Office of Shelby County, Alabama.  
5. Right of way to South Central Bell recorded in Volume 320, page 916 in said Probate Office.

\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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BOOK

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its / President, Rick Carruthers  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of February 19 82

ATTEST:

STATE OF ALA. SHLBY CO.  
I CERTIFY THIS  
STATEMENT WAS FILED

U. S. HOME CORPORATION

1982 FEB 26 AM 9:33 Secretary

STATE OF Alabama  
COUNTY OF Jefferson  
JUDGE OF PROBATE

President

I, the undersigned  
State, hereby certify that Rick Carruthers  
whose name as regional President of U. S. Home Corporation  
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 23rd day of February 19 82

*Richard Wilson*  
Notary Public

CARLEY, HUGHES, COLEMAN, THOMSON & BENTON, ATTORNEYS  
1015 FIGHTING TIDE HIGHWAY  
BIRMINGHAM, ALA. 35209 35209