

This instrument was prepared by

337

(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 SIXTY-THREE THOUSAND NINE HUNDRED AND NO/100TH (\$63,900.00) DOLLARS

to the undersigned grantor, H. D. H. CONSTRUCTION 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

ABRAHAM G. BROWNFIELD, JR. AND WIFE, EPSIE L. BROWNFIELD

(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 20, according to the survey of Woodland Hills, Second Phase, First Sector, as recorded in Map Book 6 Page 138 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$62,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantor's Address: P. O. Box 9, Pelham, Al 35124

Grantees' Address: 601 Redwood Drive, Maylene, Al 35114

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, 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, HARRY D. HORTON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of April 1983

ATTEST:

H. D. H. CONSTRUCTION COMPANY, INC.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF SHELBY

1983 APR -7 AM 10:38

see Mtg H29-

By HARRY D. HORTON President

Deed Tax 2.00
Rec 1.50
Incl 1.00
4.50

I, THE UNDERSIGNED, a Notary Public in and for said County in said State, hereby certify that HARRY D. HORTON whose name as

President of H. D. H. CONSTRUCTION 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 6th day of

APRIL 1983