

762



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

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 Seventy Eight Thousand Four Hundred and No/100 (\$78,400.00) DOLLARS

to the undersigned grantor, **Acton 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

Thomas T. Joseph and Peggy M. Joseph

(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 36, Broken Bow Subdivision, First Addition, First Phase as recorded
in Map Book 8, Page 116, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

20 Subject to title to all minerals within and underlying the premises, together
PAGE with all mining rights and other rights, privileges and immunities relating
thereto, including rights conveyed in Deed Book 81 Page 171 in Probate Office
of Shelby County, Alabama.

352 \$50,600.00 of the purchase price recited above was paid from a mortgage loan
BOOK closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
1983 DEC 19 AM 8:22
See pgs 440-836
Deed by 2800
Rec. 150
Ind. 100
30.50

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,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of December 1983

ATTEST:

ACTON HOMES, INC.

By Danny F. Acton President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that **Danny F. Acton**
whose name as President of **Acton 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 8th day of December 19 83.

[Signature]
Notary Public