

1395

This instrument was prepared by

(Name)

LARRY L. HALCOMB
ATTORNEY AT LAW

(Address)

2012 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36209

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 One hundred thirty-four thousand five hundred and no/100 --- (\$ 134,500.00)

to the undersigned grantor, Mangrum 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

Andrew Jack Miles and Barbara Agnew Miles

(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 43, according to the survey of Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to protective covenants, restrictions, easements, and agreement with Alabama Power Company of record.

\$ 100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 357 PAGE 635

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
452-935-
1984 JUL 26 AM 9:52Thomas A. Henderson, Jr.
JUDGE OF PROBATEDeed to - 3450
Rec. 250
Ind. 100
3800

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 President, Erwin H. Mangrum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of July 1984

ATTEST:

Mangrum Homes, Inc.

By Erwin H. Mangrum
President

Secretary

STATE OF Alabama
COUNTY OF JeffersonI, the undersigned a Notary Public in and for said County in said
State, hereby certify that Erwin H. Mangrum
whose name as President of Mangrum 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 24th day of July 1984

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86