

144

682200

SEND TAX NOTICE TO:  
Joseph R. Bancroft  
1900 Daniel Building  
Birmingham, Alabama 35233

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

THIS WARRANTY DEED executed and delivered on this 30th day of October, 1984 by DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership (the "Grantor"), in favor of JOSEPH R. BANCROFT and wife, BARBARA A. BANCROFT, as joint tenants with right of survivorship (the "Grantees").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee to the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto the 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 property situated in Shelby County, Alabama, to wit:

Lot 16, according to the subdivision plat of Meadow Brook, Seventh Sector, Second Phase, as recorded in Map Book 9, Page 35, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to 1985 real estate ad valorem taxes, all easements, restrictions, reservations and other matters of record.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fees simple, and to the heirs, executors and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does for itself and for its successors and assigns, covenants with the Grantees, their heirs, executors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as otherwise provided herein; 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

*Steve Monk*

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IN WITNESS WHEREOF, the undersigned DANIEL U.S. PROPERTIES, LTD., has caused this Warranty Deed to be executed by its General Partner, which is duly authorized to execute the same as of the day and year first above written.

DANIEL U.S. PROPERTIES, LTD.,  
a Virginia limited partnership

By: Daniel Realty Investment  
Corporation, a Virginia  
corporation, its  
General Partner

By:   
Cecil G. Duffee, III  
Its: Vice President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Cecil G. Duffee, III whose name as Vice President of DANIEL REALTY INVESTMENT CORPORATION, a Virginia corporation, as General Partner of DANIEL U.S. PROPERTIES, LTD., a Virginia limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal, this the 30th day of October, 1984.

  
Notary Public

My Commission Expires: 11/13/84

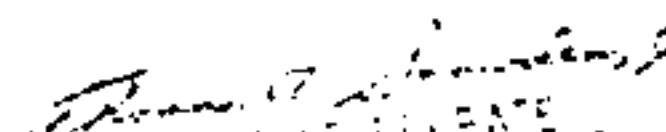
This instrument prepared by  
and should be returned to:

Stephen R. Monk

Daniel Realty Corporation  
1900 Daniel Building  
Birmingham, Alabama 35233

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

1984 NOV -2 PM 3:19

  
JUDGE OF THE COURT

Deed tax 7.00  
Rec 5.00  
Ad 1.00  
13.00

