

1557

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

P. O. BOX 360187

(Address) BIRMINGHAM, ALABAMA 35236-0187



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE 12081-328-B070

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

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 EIGHTY-SIX THOUSAND EIGHT HUNDRED EIGHTY AND NO/100TH (\$86,880.00) DOLLARS

to the undersigned grantor, THURMAN WILSON HOMEBUILDERS, 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

RICHARD M. BLACKMON AND WIFE, SUSETTE D. BLACKMON

(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 46, according to the map and survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted. Situated in Shelby County, Alabama.

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

\$82,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's address: 6548 Quail Run Drive, Helena, Alabama 35080

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

1985 JAN 31 AM 8:46

THURMAN WILSON, JR.
JUDGE OF PROBATE

Deed tax 4.50

Rec 2.50

Ind 1.00

8.00

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, THURMAN WILSON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of January, 19 85

ATTEST:

THURMAN WILSON HOMEBUILDERS, INC.

By Thurman Wilson Jr. President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED
State, hereby certify that THURMAN WILSON
whose name as THE President of THURMAN WILSON HOMEBUILDERS, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 28TH day of

19 85

Form ALA-33

Notary Public