

7423

SEND TAX NOTICE TO: DOUGLAS V. OAKES  
Laura B. Oakes

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law  
1600 City Federal Building  
(Address) Birmingham, AL 35023

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighteen Thousand Six Hundred Sixty Five and No/100 DOLLARS

to the undersigned grantor, TOTAL CONCEPT, 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

DOUGLAS V. OAKES and LAURA B. OAKES

(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 20, in Block 2, according to the Survey of First Addition to Selkirk, A Subdivision of  
Inverness Phase IV, single family residences, as recorded in Map Book 7, Page 149, in the  
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1986.
2. Restrictions appearing of record in Misc. Volume 31, Page 185 and Misc. Volume 31,  
Page 783.
3. Terms, agreements and right of way to Alabama Power Company, recorded in Misc. Volume  
31, Page 775.
4. Title to all minerals within and underlying the premises, together with all mining  
rights and other rights, privileges and immunities relating thereto, together with any  
release of liability for injury or damage to persons or property as result of the exercise  
of such rights as recorded in Volume 48, Page 427.
5. 30 foot set back line across the rear of lot as shown by recorded plat.
6. 10 foot easement across the Westerly side of lot; 15 foot easement across the  
Northwest corner of lot; also a 7.5 foot easement across the North side of lot, as shown  
by recorded plat, all for public utilities, sanitary sewers and storm drainage.

\$112,700.00 of the purchase price recited above was derived from the proceeds of a  
mortgage loan closed simultaneously herewith.

STATE OF ALABAMA  
I CERTIFY THAT  
INSTRUMENT WAS FILED

1985 Nov. 21 AM 10:46

Judge of Probate

Deed to - 600  
Rec 250  
100  
950

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, Clara V. Clark  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of November 19 85

ATTEST:

TOTAL CONCEPT, INC  
By Clara V. Clark, President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that Clara V. Clark  
whose name as President of TOTAL CONCEPT, 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 and  
the act of said corporation,

a Notary Public in and for the County of Jefferson, State of Alabama

Given under my hand and official seal, this the 19th day of November

City of Selma

Beverly Ann Threet  
Notary Public



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