

This instrument was prepared by

1309

NO TITLE EXAMINATION

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208

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 Two hundred forty four thousand five hundred and no/100 (244,500.00)

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

Robert M. Miller and Sandra S. Miller

(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.

Lot 279, according to the survey of Riverchase Country Club, 9th Addition,
Residential Subdivision, as recorded in Map Book 8 Page 46 A & B, in the
Probate Office of Shelby County, Alabama.

Subject to taxes for 1986,

Subject to restrictions, easements, building lines and rights of way of record.

\$240,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

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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, Erwin H. Mangrum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of August 19 86

ATTEST:

Deed TAX 4.50
Rec 2.50
Jud 1.00
8.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 AUG 19 AM 9:03

Mangrum Homes, Inc.

By Erwin H. Mangrum
President

STATE OF Alabama
COUNTY OF Jefferson

Judge of Probate

a Notary Public in and for said County in said

I, The undersigned
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 14th day of August 19 86.

Dinah Walker
Notary Public

Calisha T... my commission expires 3-16-88.