



american title insurance company

507

SEND TAX NOTICE TO:  
RICHARD R. BROUGHTON, JR.  
3007 LONG LEAF LANE  
HELENA, ALABAMA 35080

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) CLAIRBORNE P. SEIER, ATTY.

(Address) 2100 SOUTHBRIDGE PKWY, B'HAM, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY, EIGHT THOUSAND AND 00/100 DOLLARS

to the undersigned grantor, H. WALKER & ASSOCIATES, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto RICHARD R. BROUGHTON, JR. AND  
WIFE, SANDRA L. BROUGHTON

(herein referred to as GRANTEEES) 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 17, according to the MAP AND SURVEY of ROYAL PINES as recorded in Map Book  
11, Page 51, in the PROBATE OFFICE of SHELBY County, ALABAMA.

Subject to Easements and Restrictions of Record.  
Subject to taxes for 1988 and thereafter.

\$82,209.00 of the above purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

BOOK 193 PAGE 380

STATE OF ALABAMA, SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 11 AM 9:31

Thomas R. Inscoe, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 600
2. Mtg. Tax	_____
3. Recording Fee	250
4. Indexing Fee	100
TOTAL	950

TO HAVE AND TO HOLD, To the said GRANTEEES 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  
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, HAROLD R. WALKER  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 19 88

ATTEST:

By Harold R. Walker  
HAROLD R. WALKER President

Secretary

STATE OF ALABAMA  
COUNTY OF

a Notary Public in and for said County in said

I, the undersigned  
State, hereby certify that HAROLD R. WALKER  
whose name as President of H. WALKER & ASSOCIATES, 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 30th day of June 19 88  
RETURN TO: AMERICAN TITLE INSURANCE COMPANY

B.T.S

700 BYRD DR. SUITE 204  
BIRMINGHAM ALABAMA 35209

Julie F. Geo  
Notary Public