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This instrument was prepared by
(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Address) **2512 OLD MONTGOMERY HIGHWAY**
HOMEWOOD, ALABAMA 35209

Send Tax Notice To:
Larry Frank Dunlap
1581 Southpointe Drive
Bessemer, Alabama 35023

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 sixty thousand nine hundred & No/100 (160,900.00)**

to the undersigned grantor, **Drennen-Ward Construction, 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
Larry Frank Dunlap & Juan C. Dunlap

(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 7, according to the map and survey of Southpointe, 3rd Sector, as recorded in Map
Book 12, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1989.

Subject to restrictions, rights-of-way, agreement with Alabama Power Company, building
line, easements and terms, conditions and right-of-way to Alabama Power Company of record.

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

89 APR 10 AM 9:36

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$56.00
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 60.50

BOOK 233 PAGE 872

\$ 105,000.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

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, **Douglas L. Drennen**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **5th** day of **April** 1989

ATTEST:
[Signature]
Secretary

Drennen-Ward Construction, Inc.
By *[Signature]* President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, **Larry L. Halcomb** a Notary Public in and for said County in said
State, hereby certify that **Douglas L. Drennen**
whose name as President of **Drennen-Ward Construction, 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 **5th** day of **April** 1989

[Signature]
Larry L. Halcomb Notary Public