

6.50

Value \$7200.00 Purchased

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

872

THIS INSTRUMENT PREPARED BY:  
OTIS R. BURTON, JR.  
ATTORNEY-AT-LAW  
TALLADEGA, ALABAMA

Mary  
Marty  
Paul  
Tay

STATE OF ALABAMA  
COUNTY OF Talladega

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred (\$100.00) Dollars and other valuable consideration

to the undersigned grantor, USA Financial Services, 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 H. Holston, III and wife, Melanie Lynne Holston

(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.. A lot or parcel of land located in the NE¼ of the SE¼ of Section 15, Township 19 South Range 2 East, City of Vincent, Shelby County, Alabama and being more particularly described as commencing at the Southwest corner of the NE¼ of the SE¼ of said Section 15; thence North 18°00' East along the East right of way line of U.S. Highway No. 231, 608.0 feet; thence North 85° 17' East 245.95 feet ; thence South 9° 39' East 197.36 feet to the place of beginning; thence from the place of beginning North 85° 17' East 269.6 feet to the Westerly side of a paved road; thence South 15° 15' East 100.0 feet; thence South 85° 17' West 279.35 feet; thence North 9° 39' West 98.68 feet to the point of beginning and containing 0.61 acres, more or less. (Bearings are magnetic).

A lot or parcel of land located in the NE¼ of the SE¼ of Section 15, Township 19 South, Range 2 East, City of Vincent, Shelby County, Alabama and being more particularly described as commencing at the Southwest Corner of the NE¼ of the SE¼ of said Section 15; thence North 18° 00' East along the East right of way line of U.S. Highway 231 608.0 feet; thence North 85° 17' East 245.95 feet; thence South 9° 39' East 98.68 feet to the place of beginning; thence from the place of beginning North 85° 17' East 259.78 feet to the Westerly side of a paved road; thence South 15° 15' East along the westerly side of said paved road 100.0 feet; thence South 85° 17' West 269.6 feet; thence North 9° 39' West 98.68 feet to the place of beginning and containing 0.59 acres more or less. (Bearings are magnetic).

This property is conveyed subject to the right of redemption from the Mortgage Foreclosure sale on June 16, 1989 on the part of those entitled under the laws of the State of Alabama to redeem.

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 it 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 Sylvia President, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 18th day of July 1989

ATTEST

89 JUL 20 PM 1:09

1. Deed Tax \$ By

Secretary

NO TAX COUNTY OF

3. Recording Fee 2.50

4. Indexing Fee 4.00

TOTAL 6.50

STATE OF ALABAMA  
COUNTY OF

I, the undersigned authority, whose name as Sylvia President of USA Financial Services, 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

day of

19

109

Grantee's Address

RT 2 Box 315A  
Vincent, AL 35178

U.A. Fin. Serv.  
P.O. Box 1087

My Commission Expires 6/6/90

Notary Public