

MAIL TAX NOTICE TO:  
James A. Bragan, Jr. & Susan Lachina Bragan

495 Hillandell Drive  
Birmingham, AL 35244



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

(Name) **ALAN BURDETTE, ATTORNEY**  
(Address) **12 - 24th Ave. N.W.**  
**BIRMINGHAM, AL 35215**

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 ONE HUNDRED FIFTY NINE THOUSAND AND NO/100 (\$159,000.00) DOLLARS

to the undersigned grantor, Reamer Building and Development Corporation 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

James A. Bragan, Jr. and Susan Lachina Bragan

(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 3, Block 3, according to the Survey of Havenwood Park,  
Second Sector, as recorded in Map Book 10, Page 47, in the  
Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions of record.

\$135,150.00 of the above recited purchase price was paid from  
the proceeds of a mortgage loan closed simultaneously herewith

BOOK 319 PAGE 496

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

90 NOV 26 AM 11:28

*James A. Bragan, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	24.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	2.00
5. No Tax Fee	0.00
6. Certified Fee	1.22
Total	30.52

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, John S. Reamer, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of November 90

ATTEST:

REAMER BUILDING AND DEVELOPMENT  
CORPORATION

By *John S. Reamer, Jr.* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, The undersigned a Notary Public in and for said County in said  
State, hereby certify that John S. Reamer, Jr.  
whose name as President of Reamer Building and Development Corporation  
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 19th day of November 19 90