

This instrument was prepared by

Send Tax Notice To: Dennis Harold Seymour

(Name) LANGE, SIMPSON ET AL

name
156 Essex Drive
address

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35209 35209 35147-7001
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100-----
-----DOLLARS (\$220,000.00)

to the undersigned grantor, Mangrum Homes, Inc.,

(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 Dennis Harold Seymour and wife, Sharon Mason Seymour

(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 107, according to the Survey of Forest Parks-1st Sector, as recorded in Map Book 22, Page 28 A, B & C, and Instrument No. 1997-02751, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$195,800.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-09264

03/17/1998-09264
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.00

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Erwin Mangrum who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of March 1998
Mangrum Homes, Inc.

ATTEST:

By Erwin H. Mangrum Pres.
Erwin Mangrum, President

STATE OF Alabama
COUNTY OF Jefferson

I, David F. Ovson
State, hereby certify that Erwin 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 13th day of March 1998

David F. Ovson
David F. Ovson Notary Public

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