

This instrument was prepared by

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see mty 321 page 790

(Name) James T. McClain
JIM McCLAIN REALTY CO., INC.
(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Thirty four thousand nine hundred and no/100 - - (\$34,900.00) - - Dollars**

to the undersigned grantor, **L & W. Builders, 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

we u
gives
NOEL WILSON CHAMBLESS and CAROL JOAN CHAMBLESS, his wife

(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.**

2472 Cuchura Road, Rt. 1, Helena, Alabama 35080
Lot 5, Block 4, 1st Sector, Indian Valley, Shelby County, Alabama, as recorded in Map Book 5, page 43 in the Probate Office of Shelby County, Alabama.
Restrictive covenants and conditions filed for record on 11th June 1969 and recorded in D. Book 258 page 257.

35 foot building set back line from Cuchura Drive.

Title to minerals underlying caption lands with mining rights and privileges pertaining thereto, is excepted.

10 foot Utility easement across NW side of lot as shown on recorded plat.

Transmission line permits to Alabama Power Company as recorded in Deed Book 102 page 55 and in Deed Book 102 page 53 in Probate Office. And permit granted to Tenn. Coal, Iron and Railroad Company dated 27th Nov. 1936 (unrecorded).

Transmission line permit to Ala. Power Co. and Sou. Bell Telephone and Telegraph Co. dated 26th Nov. 1969 and recorded in Deed Book 265 page 458.

A mortgage in the amount of \$31,400.00 to be held by Home Federal Savings and Loan. \$31,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.



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Shelby Cnty Judge of Probate, AL
03/31/1972 12:00:00 AM FILED/CERT

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March 19 72

ATTEST:

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, James T. McClain
State, hereby certify that **W. E. Whitlock**
whose name as **President of L. W. Builders, 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 **30th** day of **March**

James T. McClain
Notary Public

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