

This instrument was prepared by

(Name) James J. Odom, Jr.

(Address) 620 North 22nd Street - Birmingham, Alabama

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,

See mtg. 328 page 564

That in consideration of Thirty-two Thousand Nine Hundred and No/100-----DOLLARS

to the undersigned grantor, Cardinal Enterprises, 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

Joseph Linder Farrell and wife, Margaret B-in Farrell

(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 2, in Block 9, according to the survey of Navajo West Sector of Navajo Hills, as recorded in Map Book 5, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes for the current tax year, 1973.
2. Restrictions in Deed Book 270, Page 219, dated September 27, 1971, which contain no reversionary clause.
3. Restrictions in Misc. Book 1, Page 500, dated June 23, 1972, which contain no reversionary clause.
4. Easement to Alabama Power Co. and Southern Bell Tel & Tel Co. recorded in Deed Book 271, Page 560.

\$31,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
02/05/1973 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,

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, J. M. Andrews who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of January 19 73.

ATTEST:

By *J. M. Andrews*
J. M. Andrews President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that J. M. Andrews whose name as President of Cardinal Enterprises, 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 31 day of January 19 73.

Leone S. Cantrell
Notary Public