

This instrument was prepared by

(Name) R. A. Ferguson, Jr.

(Address) 331 Frank Nelson Building, Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand Five Hundred and No/100 (\$55,500.00) Dollars

to the undersigned grantor, C & F Construction Company, Incorporated, 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 David S. Zauchin and wife, Debra R. Zauchin

(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:

Lot 7, in Block 1, Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.

35' Building line as shown by recorded map.

5' Easement on real as shown by recorded map.

Right-of-way to Alabama Power Company recorded in Vol. 188, Page 544, in the Probate Office of Shelby County, Alabama.

Restrictions recorded in Misc. Vol. 27, Page 507, in said Probate Office.

\$50,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

19791217000162990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/17/1979 12:00:00AM 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December 1979

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY
Secretary

By David S. Zauchin President

STATE OF ALABAMA
COUNTY OF SHELBY

DEC 17 AM 9:52

See Page 399-241
See 1st tax 5500
See 1st tax 150
See 1st tax 200
800

I, the undersigned
State, hereby certify that

whose name as President of C & F Construction Company, Incorporated, 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 13th day of December

Notary Public
My Commission Expires July 5, 1981

United States Savings Loan
Alabama, Ala.