

1259

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company



This instrument was prepared by

(Name) Daniel M. Spitler

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

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

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND FOUR HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, WAYNE RUSSELL BUILDERS, INC. 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

ROBERT W. DEERY AND WIFE, SUZANNE A. DEERY

(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 6, according to the survey of Pineywood Forest, as recorded in Map Book 9 page  
121 in the Probate Office of Shelby County, Alabama; said subdivision being a  
resurvey of Lot 5A of a Resurvey of G. S. Cross Estate as recorded in Map Book 5  
page 28 and a resurvey of Lots 6B, 7B, 8B, 9B, and 10B, of Gordon Cross Estates, as  
recorded in Map Book 5 page 15 in the Office of the Judge of Probate of Shelby  
County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Pineywood Trace as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on  
the East side.

Restrictions, covenants and conditions as set out in instrument recorded in Deed  
book 242 page 100 and amended in Real 59 page 848 in Probate Office of Shelby  
County, Alabama.

Right of way granted to Alabama Power Company by instrument recorded in Real 59 page  
368 in Probate Office of Shelby County, Alabama.

107,450.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of May 19 86.

ATTEST:

Deed TAX 12.00  
Rec 2.50  
Jud 1.00  
15.50

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

1986 MAY 20 AM 8:57

STATE OF Alabama  
COUNTY OF Shelby

WAYNE RUSSELL BUILDERS, INC.

By Wayne Russell  
Wayne Russell, President

the undersigned

a Notary Public in and for said County in said

I, State, hereby certify that  
whose name as  
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,

President of WAYNE RUSSELL BUILDERS, INC.

Given under my hand and official seal, this the 15th day of May 19 86,

Notary Public