

SEND TAX NOTICE TO:  
JOHN CALDWELL  
1997 LAKEMONT DRIVE  
BESSEMER ALABAMA 35023

This instrument was prepared by  
(Name) **JAMES R. MONCUS, JR., ATTORNEY 1184**

(Address) **1318 ALFORD AVENUE, SUITE 102, BIRMINGHAM, ALABAMA 35226**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF JEFFERSON } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS**  
**(\$175,900.00)**

to the undersigned grantor, **GARDNER BROTHERS HOMEBUILDERS, 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  
**JOHN CALDWELL AND CHARLENE CALDWELL**

(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 24, ACCORDING TO THE SURVEY OF SOUTHPOINTE, FOURTH SECTOR, AS RECORDED IN  
MAP BOOK 13, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.**

**\$129,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN  
CLOSED SIMULTANEOUSLY HEREWITH.**

BOOK 274 PAGE 639

1. Deed Tax	\$	7.00
2. Title Tax	\$	
3. Notary Fee	\$	2.50
4. Recording Fee	\$	3.00
5.		
6.		1.00
Total	\$	53.50

**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 con-  
tingent 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 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 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 12TH day of JANUARY 19 90**

ATTEST: **GARDNER BROTHERS HOMEBUILDERS, INC.**  
By *[Signature]* President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 JAN 17 AM 10:47

**I, THE UNDERSIGNED**  
State, hereby certify that  
whose name as **James A. [Signature]**  
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 2TH day of JANUARY 19 90

*[Signature]*  
Notary Public