

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-7 Rev. 1-66

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

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND DOLLARS (\$3,000.00) of which \$600.00 has been paid in cash and the balance of \$2400.00 secured by mortgage

to the undersigned grantor, Shelby Shores, 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

William T. Cardwell and wife, Juanita E. Cardwell

(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 No. 3, according to Map of Shelby Shores, Inc. - The 1969 Sector as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 5, page 46;

SUBJECT to rights acquired by Alabama Power Company by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 253, page 116.

SUBJECT to transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 225, page 453.

SUBJECT to Restrictions as shown of record in the Probate Office of Shelby County, Alabama in Deed Book 264, page 822, which said restrictions shall attach to and run with the land.



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Shelby Cnty Judge of Probate, AL
02/04/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
RECEIVED
1971 FEB - 5 PM 10:07
U.C. FILE NUMBER 01
REC. EX. & PAGE AS SHOWN ABOVE
Clerk of Probate

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 Vice President, George Horn who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4 day of February, 19 71.

ATTEST:

SHELBY SHORES, INC.

By George Horn Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that George Horn whose name as Vice - President of Shelby Shores, 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 4 day of February 19 71.

Nancy L. Brasher