

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-five Thousand Two 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

Thomas George Drabek and wife, Marlene M. Drabek

(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 9, in Block 7, 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.
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. & Southern Bell Telephone & Telegraph Co., in Deed Book 271
Page 560.
5. A 35 foot building set back line from West Navajo Drive as shown by record plat.
6. A 7.5 foot utility easement across the South and East side of subject property as
shown by record plat.

\$35,200.00 of the Purchase Price recited above was paid from mortgage loan closed
simultaneously herewith.



19721214000061070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/14/1972 12:00:00 AM FILED/CERT

U.C.C. FILE NUMBER ONE
REC. BK. & PAGE AS SHOWN
1972 DEC 14 AM 9:00
SHELBY COUNTY, ALABAMA
JUDGE OF PROBATE
INSTRUMENT WAS FILED
See Mfg 327-631

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, J. M. Andrews
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8 day of December 19 72.

ATTEST:

Cardinal Enterprises, Inc.

By J. M. Andrews President

Secretary

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 8 day of December 19 72.

Notary Public

