

Shelby 54511
Chg 8.15

50.27
this instrument was prepared by

(Name) Bob Fleming Sales and Insurance Co., Inc. (Diane Fleming)
(Address) #1 Cross Creek Trail, Pelham AL 35124

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Hundred Dollars (\$6,300.00)

to the undersigned grantor, Cahaba Valley Homes, 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 Frank J. Baldone and wife,
Helon A. Baldone

(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 56, in Block 1, according to the survey of Cahaba Valley
Estates, Third Sector, as recorded in Map Book 5, Page 107,
in the office of the Judge of Probate of Shelby County,
Alabama.

Subject to existing easements, restrictions, set-back-lines,
right-of-ways, limitations, if any, of record.

19730425000022160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/25/1973 12:00:00 AM FILED/CERT

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

April 25 1973 1 P.M.

RECORDED & \$ MTG. TAX

\$ 6.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE 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 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, Billy D. Eddleman
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of March 1973.

CAHABA VALLEY HOMES, INC.

ATTEST:

By Billy D. Eddleman
President

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, Linda D. Fulton a Notary Public in and for said County in said
State, hereby certify that Billy D. Eddleman
whose name as the President of Cahaba Valley Homes, 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 30 day of March

Linda D. Fulton
Notary Public

My Commission Expires Aug. 30, 1976

BOOK 279 PAGE 815