

This instrument was prepared by

(Name) Bob Fleming Realty & Ins. (Lenora Beasley)

(Address) #1 Cross Creek Trail, Pelham, Alabama 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 Thirty Four Thousand and no/100 <sup>See Mtg 337-781</sup> DOLLARS

to the undersigned grantor, S & F BUILDERS, 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 David R. O'Neal Jr., and  
wife, Rita F. O'Neal

(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 26 in Block 2 according to Survey of Cahaba Valley Estates,  
Fourth Sector, as recorded in Map Book 5 on page 127 in Probate  
Office of Shelby County, Alabama. Situated in town of Pelham,  
Shelby County, Alabama.

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

Mineral and mining rights excepted.

\$32,300.00 of the purchase price recited above was paid from  
mortgage loan closed simultaneously herewith:

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

March 21 19 74

RECORDED & \$ MTG. TAX

\$2.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler

JUDGE OF PROBATE

BOOK 285 PAGE 830

19740321000013440 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/21/1974 01:00:00 AM FILED/CERT

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, Robert K. Fleming  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of March 19 74  
S & F BUILDERS, INC.

ATTEST:

By Robert K. Fleming  
AS ITS: President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, J.C. JACKSON  
State, hereby certify that ROBERT K. FLEMING  
whose name as THE President of S & F BUILDERS, 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 5th day of MARCH

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J.C. Jackson  
Notary Public