

This instrument was prepared by

(Name) Jack R. Thompson, Jr.
620 North 22nd Street
(Address) Birmingham, Alabama 35203

4687

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

See 1774 338-278

That in consideration of Thirty-Nine Thousand 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

Joseph W. Stafford and Erma E. Stafford

(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 12, Block 7, according to Navajo West Sector Navajo
Hills, as recorded in Map Book 5, page 80, in the Probate
Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING: (1) Current Taxes; (2) Restrictions
in Deed Book 270, page 219, which contain no reversionary
clause; (3) Restrictions in Misc. Book 1, page 500, which
contain no reversionary clause; (4) Easements to Alabama
Power Co. and 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 1/2 foot utility easement on East and South side
as shown by record plat.

\$39,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

BOOK 286 PAGE 285



19740405000016360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR 25 AM 8:36
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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, except current ad valorem taxes as set out above;

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 29th day of March 19 74
ATTEST: CARDINAL ENTERPRISES, INC.

By J. M. Andrews

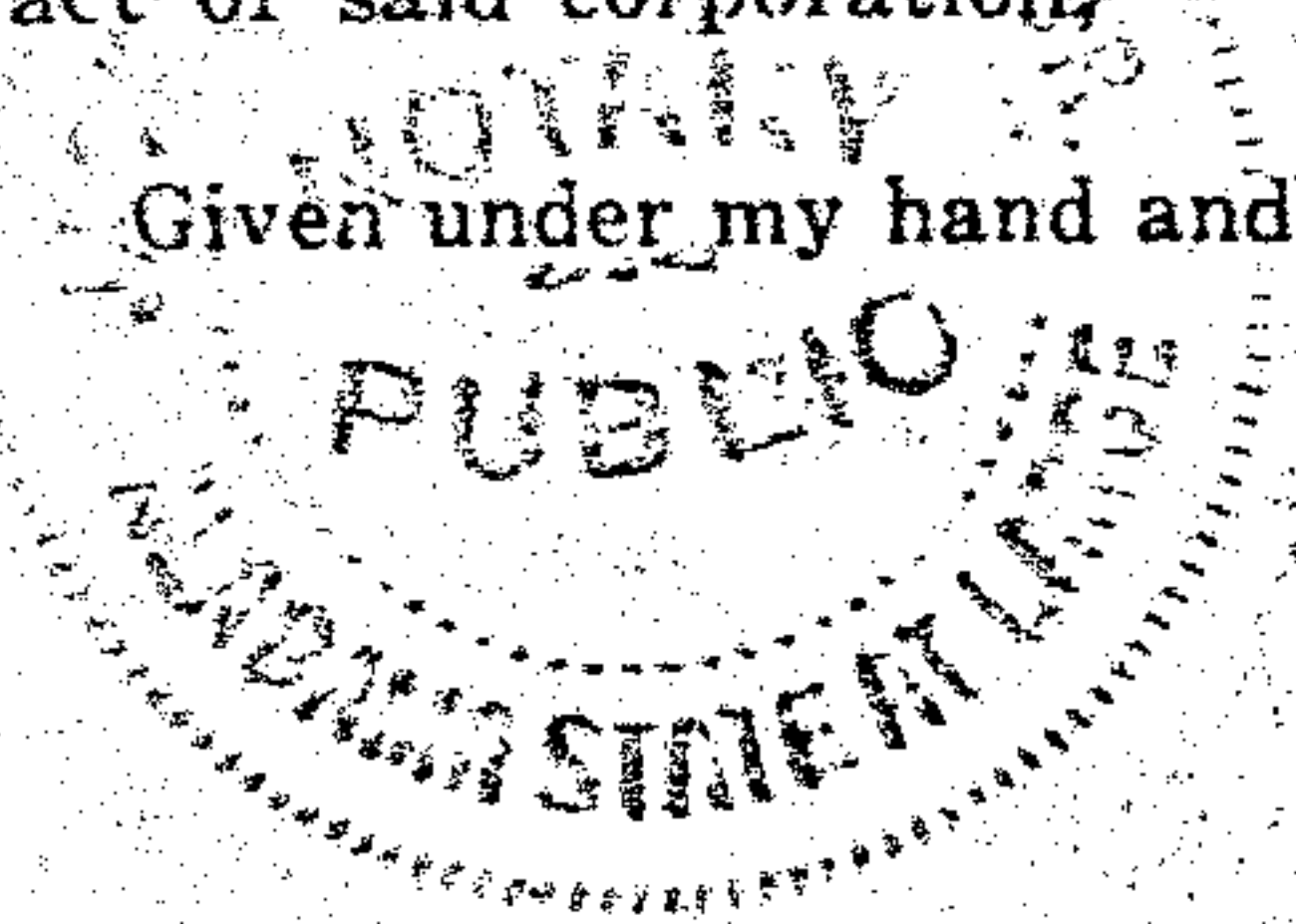
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned J. M. Andrews a Notary Public in and for said County in said
State, hereby certify that J. M. Andrews President of CARDINAL ENTERPRISES, INC.
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 29th day of March 19 74



J. R. Thompson

Notary Public