

This instrument was prepared by

(Name) Bob Fleming Realty & Ins. (Lenora Beasley)
#1 Cross Creek Trail, Pelham, Alabama
(Address) _____

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 Nine Hundred and no/100 - DOLLARS
See Mtg 338-395

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

CHARLES STEPHEN VINCENT AND WIFE, JO B. VINCENT.

(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 16 in Block 2 according to Survey of Cahaba Valley Estates, Third
Sector, as recorded in Map Book 5 page 107 in Probate Office of Shelby
County, Alabama. Situated in town of Pelham, Shelby County, Alabama.
Mineral and mining rights excepted.
Subject to existing easements, restrictions, set-back-lines,
right-of-ways, limitations, if any, of record.

\$31,000.00 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
Rec'd 2nd 4-2
1974 APR 10 AM 8:04
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

19740410000017240 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/10/1974 12:00:00 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 3rd day of April 19 74
S & F BUILDERS, INC.

ATTEST:

By Robert K. Fleming
AS ITS: President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, J.C. JACKSON a Notary Public in and for said County in said
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 3rd day of APRIL

J. C. Jackson
Notary Public