

This instrument was prepared by

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

(Address) #1 Cross Creek Trail Pelham, Alabama

Form 1-1-7 Rev. 1-66

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

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand and no/100 - - DOLLARS

*See Mtg 338-715*

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 J. Allen and wife, Susan R. Allen

(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 6 in Block 1, 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.

\$33,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith:

Mineral and mining rights excepted.

STBOOK 286 PAGE 566  
I CERTIFY THIS INSTRUMENT WAS FILED  
*Deed*  
1974 APR 26 AM 9:34

U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
*Consolidated*  
JUDGE OF PROBATE



19740426000020290 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/26/1974 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 contingent 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 encumbrances,

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 29th 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 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 29th day of March 19 74  
J.C. Jackson  
Notary Public