

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

(Name) Donna Smith

(Address) 7706 B 7th Avenue South, Birmingham, Alabama 35206

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

4640
State of Alabama

Shelby

County

That in consideration of Fifty-Six Thousand Nine Hundred and no/100's--\$56,900.00---- Dollars

See Mtg 346-137

to the undersigned grantor, R & F Investments, 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

James A. Lee and wife, Melanie C. Lee

(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

Lot 27, Block 2, according to the survey of Wooddale, Third Sector, as recorded in Map
Book 5, page 133, in the Probate Office of Shelby County, Alabama.

This conveyance executed subject to the following:

1. Taxes due in the year 1975, which are a lien but not due and payable until October 1st, 1975.
2. Easement and building line as shown by recorded map.
3. Easement to Alabama Power Company as shown by instruments recorded in Volume 101, page 500, and Volume 101, page 569, in the Probate Office of Shelby County, Alabama.
4. Oil, Gas and Petroleum as shown by instrument recorded in Volume 127, page 140, in said Probate Office.
5. Restrictions recorded in Misc. Volume 7, page 401 of said Probate Office.
6. Right of way to Alabama Power Company recorded in Volume 281, page 262, of said Probate Office.

\$49,500.00 of the purchase price \$ 56,900.00 was paid from a mortgage loan closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death
of either of them, then 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 it is law-
fully seized in fee simple of said premises, that they are free from all encumbrances,

James A. Lee and wife, Melanie C. Lee

that is 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 for-
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT , Florella B. Scott
who is authorized to execute this conveyance, has hereto set its signature and seal, the the 31st day of
May 19 75.

ATTEST:

9 May
1975
8:30
Shelby County
Probate Office
Jefferson
State of Alabama
County

By Florella B. Scott, President

19750522000024880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/22/1975 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that Florella B. Scott,
whose name as President of the R & F Investments, 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 day of 1975.

Notary Public.