

This instrument was prepared by

(Name)

Robert O. Driggers, Attorney

(Address)

2824 Linden Avenue, Homewood, Alabama 35209

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

5065

That in consideration of Forty One Thousand and No/100-----Dollars

See Mtg 346-671

to the undersigned grantor, Martin & Stafford Homebuilders, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

C. DARRELL EDWARDS and ALTA F. EDWARDS

(herein referred to as GRANTEEES) 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 5, Block 2, in Sector Three of Fall Acres Subdivision, situated in and being a part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1975, a lien but not yet due and payable.
2. Restrictive covenants as shown on Map of subdivision recorded in Map Book 5, Page 79, and restrictions shown on deed recorded in Deed Book 289, Page 482, in said Probate Office.
3. Building set back line from 6th Court S.W. as shown on recorded Map.
4. Right of Way to Shelby County recorded in Deed Book 72, Page 538 and in Deed Book 76, Page 324, and in Deed Book 234, Page 767 in said Probate Office.
5. Transmission line permits to Alabama Power Company recorded in Deed Book 171, Page 36 and Deed Book 207, Page 656 in said Probate Office.

\$36,900.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
06/24/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jerry C. Stafford who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of June 1975.

MARTIN & STAFFORD HOMEBUILDERS, INC.

ATTEST:

Secretary

By *Jerry C. Stafford* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Jerry C. Stafford
whose name as

President of Martin & Stafford Homebuilders, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 20th day of June 1975.

Robert L. Driggers

Notary Public

My Commission Expires May 3, 1978