

This instrument was prepared by

(Name) Dale Corley

(Address) 2117 Magnolia Avenue

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,

That in consideration of Fifty-Three Thousand Fifty and no/100 -----Dollars

to the undersigned grantor, J. M. Caffee Homebuilders, 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 P. Flenniken and wife, Judy R. Flenniken

(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 14, Block 6, according to the survey of Wooddale, Fourth Sector, as recorded in Map Book 6, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line; 10 foot easement on rear and 10 foot easement on west side as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 101, Page 550; Volume 245, Page 116; Volume 179, Page 380 and Volume 234, Page 657, in the Probate Office of Shelby County, Alabama.
4. Easement for road recorded in Volume 237, Page 332, in said Probate Office.
5. Agreement for water system recorded in Volume 229, Page 112 and Volume 229, Page 109, in said Probate Office.

\$47,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19760503000039280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/03/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAY -3 AM 8:12
Beck J. J. 5-3-76
Corley M. Flenniken
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 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, Jerry M. Caffee
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of April 1976

ATTEST:

J. M. CAFFEE HOMEBUILDERS, INC.

By

President

Secretary

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned
State, hereby certify that Jerry M. Caffee

whose name as

President of

J. M. Caffee 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,

Given under my hand and official seal, this the 23rd

day of April

19 76

Notary Public