

This instrument was prepared by

(Name) Jack H. Harrison

(Address) 1453 First National-Southern Natural Bldg., Birmingham, AL 35203

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

825

That in consideration of Eighty-seven thousand five hundred and No/100-----DOLLARS

See Mtg 359-268

to the undersigned grantor, Countryside 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

Colvin Henry Crandall, Jr., and wife, Claudette H. Crandall

(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, to-wit:

Lot 15, in Block 1, according to the Survey of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, page 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Current taxes.
2. Building set back line and easements as shown by record plat.
3. Restrictions, conditions and limitations in Mis. Book 5, page 86, and Misc. Book 5, page 268, which contain no reversionary clause.
4. Easements to Alabama Power Company in Deed Book 281, page 497, and Deed Book 283, page 208.
5. Easements to South Central Bell Telephone Company in Deed Book 279, page 817.
6. Restrictive covenants as to underground cables in Misc. Book 5, page 625.
7. Agreements and easements to Alabama Power Company in Misc. Book 5, page 626.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19761030000104470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/30/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

1976 OCT 30 AM 8:27

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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, unless otherwise noted above, 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, George E. Zinser, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October 1976

ATTEST:

COUNTRYSIDE BUILDERS, INC.

By

George E. Zinser, Jr.
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that George E. Zinser, Jr., whose name as President of Countryside 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 28th day of

October

Susan D. [Signature]

