

This instrument was prepared by

(Name) ✓ Corley & Halbrooks

(Address) 2117 Magnolia Avenue

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Four Thousand Nine Hundred and no/100 -----

to the undersigned grantor, Scott and Caffee Company, 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

Donald Lee Jones and wife, Hedy K. Jones

(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 12, Block 4, according to the Survey of Cahaba Valley Estates,
Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate
Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 40 foot building line; 10 foot easement on rear as shown by recorded map.
3. Right of way to Pelham Sewer Fund recorded in Volume 298, Page 677, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 15, Page 333 and Misc. Volume 15, Page 501, in said Probate Office.
5. Easement to Alabama Power Company recorded in Volume 108, Page 379, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 298, Page 597, in said Probate Office.
7. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 302, Page 83, in said Probate Office.

\$51,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



19770302000019110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1977 12:00:00AM 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 con-
tingent 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 encum-
brances,

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 Vice President, Jerry M. Caffee
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of February 1977

ATTEST:

Ed. J. 350
Rec 1.50
Ind 1.00
1977 MAR 2 AM 8:42
362-750

SCOTT AND CAFFEE COMPANY, INC.

By Jerry M. Caffee V.P. President

STATE OF Alabama
COUNTY OF Jefferson

Secretary
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that, Jerry M. Caffee
whose name as Vice President of Scott and Caffee Company, 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 25th day of February 1977

Notary Public