

This instrument was prepared by

(Name) Dale Corley

9433

(Address) 2117 Magnolia Avenue, Birmingham, Ala.

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand Nine Hundred 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

Clarke Ammons and wife, Alice D. Ammons

(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 5, 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. Taxes for the current year 1977.
2. 35 foot building line and 7.5 foot easement on northeast side and 10 foot easement on rear 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; Volume 234, page 657 and Volume 101, page 500, in the Probate Office of Shelby County, Alabama.
4. Agreement for water system recorded in Volume 229, page 112, and Volume 229, page 109, in said Probate Office.

\$ 32,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 305 PAGE 821

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



19770607000055810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/07/1977 12:00:00AM FILED/CERT

1977 JUN -7 AM 10:25 Rec 2500
150
100

Thomas A. Snowden, Jr. 2750
JUDGE OF PROBATE

Sec mtg. 365-119

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 31 day of May 19 77.

ATTEST:

J. M. Caffee Homebuilders, Inc.

By Jerry M. Caffee
Secretary
Jerry M. Caffee President

STATE OF Alabama }
COUNTY OF Jefferson

I, the undersigned Jerry M. Caffee a Notary Public in and for said County in said State, hereby certify that Jerry M. Caffee President of J. M. Caffee Homebuilders, Inc. 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 31 day of May 19 77.

[Notary Seal and Signature]

Notary Public