

This instrument was prepared by

(Name) Sandy Crain

(Address)

BEAVERS, MAY AND

ATTORNEY'S PROFESSIONAL ASSOCIATION

1122 NORTH 22ND STREET

BIRMINGHAM, ALABAMA 35204

3095-

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 (\$81,500.00) Eighty One Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor, Barrett 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

Ben J. Rowell and Donald Wayne Blackstock

(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 143, according to the map and survey of Chandalar South, Third Sector, as
recorded in Map Book 6, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem property taxes for the current year and thereafter.
(2) Right of Way to Alabama Power Company, recorded in Volume 279, Page 790, in the
Probate Office of Shelby County, Alabama. (3) Easement and building line as shown by
recorded plat. (4) Restrictive Covenants recorded in Misc. Volume 14, Page 12, in the
said Probate Office.

\$65,200.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

BOOK 308 PAGE 312



19771012000108620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1977 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, except as stated 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, Raymond W. Barrett
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of October 19 77

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC

BARRETT BUILDERS, INC.

By Raymond W. Barrett President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1977 OCT 12 AM 9 16

Deed 16.50
Rec. 1.50
Index 1.00
19.00
Sec mtg.

I, the undersigned
State, hereby certify that Raymond W. Barrett
whose name as President of Barrett 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 5th day of October

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Notary Public