

3086

THIS INSTRUMENT WAS PREPARED BY:

Name: H. B. Nelson, Jr.
Address: Post Office Box 43248; Birmingham, Alabama 35243

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SIXTY THREE THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$63,900.00) to the undersigned GRANTOR, 2154 TRADING CORPORATION, a corporation D/B/A INVERNESS, (herein "GRANTOR"), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto THORNTON ESTES COLE AND MARGARET STONE COLE (herein referred to as "GRANTEE") 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:

BOOK 308 PAGE 310

Condominium Unit Number 301 of CAMBRIAN WOOD CONDOMINIUM, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium recorded in Book 12, beginning at page 87, and amended by Misc. Book 13, page 2; Misc. Book 13, page 4 and Misc. Book 13, page 344, in the office of the Judge of Probate of Shelby County, Alabama.

Together with an undivided .0135292 percent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and

Together with all of its appurtenances according to the Declaration.

This conveyance is subject to the following:

1. Ad valorem taxes due and payable October 1, 19 77.
2. Easements, rights of way, setback lines of record and any applicable zoning ordinances.
3. Mineral and mining rights not owned by GRANTOR.
4. Subject to all of the provisions of the aforesaid Declaration of Condominium Ownership; and the GRANTEE assumes and agrees to observe and to perform all obligations of GRANTEE under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the aforesaid Unit and condominium.

TO HAVE AND TO HOLD, to the said GRANTEE 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.

Jack A

19771012000108920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1977 12:00:00AM FILED/CERT

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officer thereunto on this the 9th day of August, 1977.

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

See mtg 370-318
2154 TRADING CORPORATION

1977 OCT 12 AM 8:58

Rec'd 900
300
Dnd 10 By

Vice President

JUDGE OF PROBATE

STATE OF Georgia)
COUNTY OF DeKalb)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. E. Sawyer whose name as Vice President of 2154 Trading Corporation, 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 9th day of

August, 1977.

Notary Public

Notary Public Georgia State at Large
My Commission Expires: 2-17-81



19771012000108920 2/2 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1977 12:00:00AM FILED/CERT

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