

This instrument prepared by

(Name) Michael F. Bolin

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

8306

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 One Hundred Thirty Thousand and NO/100-----Dollars.  
(\$130,000.00)

to the undersigned grantor, Crestwood Homes, 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

James E. Mulvaney and wife Bettie D. Mulvaney

(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 16, in Block 10, according to Survey of Kerry Downs, a subdivision of Inverness,  
as recorded in Map Book 5, Pages 135-136, in the Probate Office of Shelby County,  
Alabama. Situated in Shelby County, Alabama.

Subject to:

Restrictive covenants and conditions filed for record in June 21, 1973, in Misc. Book  
5, Page 86.

Ten feet East, West and South, for utility easements as shown on recorded map of  
said subdivision.

Permit to South Central Bell dated 4-11-73, recorded in Deed Book 279, Page 817, and  
Permit to Alabama Power Company recorded in Deed Book 281, Page 497, and in Deed Book  
283, Page 208, in Probate Office.

Title to all minerals underlying caption lands with mining rights and privileges  
belonging thereto recorded in Deed Book 86, Page 538.

Restrictive covenants as to underground cables, dated July 16, 1973, recorded in Misc.  
Book 5, Page 625, and agreement with Alabama Power Co. dated July 16, 1973, and  
recorded in Misc. Book 5, Page 626.

Ad valorem taxes due in the year 1978.

\$104,000.00 of the purchase price recited was paid from a mortgage loan closed  
simultaneously herewith delivery of this deed.



19780301000025620 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/01/1978 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 President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of February 19 78

ATTEST:

Crestwood Homes, Inc.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

SECRETARY WAS FILED

By

*B. J. Jackson*  
President

Deed 26.00

Rec. 1.50

Ind. 1.00

28.50

STATE OF Alabama  
COUNTY OF Jefferson

1978 MAR 21 AM 9:15

*Thomas G. Jackson*  
JUDGE OF PROBATE

I, the undersigned  
State, hereby certify that B. J. Jackson  
whose name as President of Crestwood Homes, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24th day of February

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**Jackson**  
COMPANY

100 OFFICE PARK DRIVE,  
BIRMINGHAM, ALABAMA 35223

my commission expires: 8-19-81

*Margaret S. Jackson*  
Notary Public