

This instrument was prepared by

(Name) SOMERSET & SUDDERTH, P.A., ATTORNEYS

(Address) 5385 First Avenue North, Birmingham, Alabama 35212

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 Two Thousand Five Hundred and no/100 (\$2,500.00) Dollars.

to the undersigned grantor, C & F Construction Co., Inc.

(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

Dwight E. Heath and wife Elizabeth W. Heath

(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

Lot 35, according to the Survey of Scottsdale, as recorded in Map Book 6, page 101, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

In addition to the above recited consideration, the Grantees herein have executed a purchase money first mortgage in favor of Molton, Allen & Williams Incorporated, in the principal sum of \$46,000.00, simultaneously herewith.

This conveyance subject to the following: Restrictive Covenants and conditions filed in Misc. Book 16, page 429; Transmission live permit to Alabama Power Company, recorded in Deed Book 124, page 522, and permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co., recorded in Deed Book 300, page 744, all in the Probate Office of Shelby County, Alabama; Also, ad-valorem taxes for the year 1978 which are a lien but not due and payable until October 1, 1978.

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

1978 AUG -4 AM 9:01

Deed 2.50
Rec. 1.50
Ind. 1.00
5.00

Thomas A. Livingston, Jr.
JUDGE OF PROBATE

19780804000102470 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/04/1978 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 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 Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of August 19 78.

ATTEST:

Shirley A. Carr
Shirley A. Carr

Secretary

Robert E. Fulton
Robert E. Fulton Vice President

STATE OF Alabama
COUNTY OF Jefferson

I, John S. Somerset
State, hereby certify that Robert E. Fulton
whose name as Vice President of C & F Construction Co., 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 1st day of August 1978.

John S. Somerset
Notary Public
MY COMMISSION EXPIRES 2-3-79