

This instrument was prepared by
Daniel M. Spitler
(Name) Attorney at Law
1970 Chondalar South Office Park
(Address) Pelham, Alabama 35124



This Form furnished by:
Columbia Title, Inc.
1970 Chondalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

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

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Nine Hundred and no/100 Dollars (\$16,900.00)

to the undersigned grantor, Acres, 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

Robert J. Dow and wife, Ginette A. Dow

(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 39 of Quail Run, Phase II, according to survey known as
Quail Run Subdivision Phase II, recorded in Map Book 7,
page 113 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.



19790109000003030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/09/1979 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 JAN 9 AM 9:51
Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Seed tax -17.00
1.50
1.00

19.50

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, Daniel M. Spitler
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of January 1979

ATTEST:

ACRES, INC.

By *Daniel M. Spitler* President

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Daniel M. Spitler
whose name as President of Acres, 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 8th day of January 1979

Form ALA-33 *Robert J. Dow*
PO Box 311
Pelham Ala

Walter B. Ferguson
Notary Public