

This instrument was prepared by

916

(Name) Gail W. Humber  
Odum, May & De Buys  
(Address) 2154 Highland Avenue, Birmingham, AL

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of (\$83,400.00) Eighty-three Thousand Four Hundred and no/100-----DOLLARS

to the undersigned grantor, Sherwood Stamps Construction Co., 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

Woodard S. Setzer and C. Kay Setzer

(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 17, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22,  
in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter.  
(2) 35-foot building set back line from Quail Run Drive. (3) Utility easements  
as shown on recorded map of said subdivision. (4) Alabama Gas Corporation  
easement as shown on recorded map of said subdivision. (5) Restrictive covenants  
and conditions filed for record on Nov. 29, 1977, in Misc. Book 22, Page 638.  
(6) Transmission line permits to Alabama Power Company recorded in Deed Book 101,  
Page 523; in Deed Book 216, Page 103, and in Deed Book 310, Page 572, in Probate  
Office. (7) Title to minerals underlying caption lands with mining rights and  
privileges belonging thereto, in Deed Book 295, Page 365. (8) Agreement with  
Alabama Power Company dated Aug. 11, 1977, recorded in Misc. Book 22, Page 834,  
and restrictive covenants as to underground residential distribution dated Aug. 11,  
1977, recorded in Misc. Book 22, Page 841.

\$62,550.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.



19790226000023240 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/26/1979 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, unless otherwise noted 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, Sherwood Stamps  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of February 19 79.

ATTEST: SHERWOOD STAMPS CONSTRUCTION CO., INC.

Deed. Tax 21.00  
Rec. 1.50  
Ind. 1.00  
By [Signature]  
23 52 Sherwood Stamps, President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Sherwood Stamps  
whose name as President of Sherwood Stamps 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,

Given under my hand and official seal, this the 21st day of February 19 79.

ODOM, MAY & DEBUYS

[Signature]  
Notary Public

ATTORNEYS PROFESSIONAL ASSOCIATION

P.O. BOX 2606

BIRMINGHAM, ALABAMA 35202

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