

This instrument was prepared by

346

(Name) LARRY L. HALCOMB, Attorney at law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 Eighty three thousand and no/100 (\$83,000.00) DOLLARS

to the undersigned grantor, Cate Construction, 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

Van L. Richey and Barbara H. Richey  
(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 15, according to Second Addition, Riverchase West Residential Subdivision, as recorded  
in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1979.

Subject to easements and agreements of record.

Mineral and mining rights excepted.

19790509000056310 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/09/1979 12:00:00AM FILED/CERT

\$ 74,700.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

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, Bill Cate  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of May 1979

ATTEST: STATE OF ALA SHELBY CO. CATE CONSTRUCTION, INC.  
By Bill Cate President  
Secretary Rec-850  
19 MAY -9 AM 9 30 Rec. 150  
Sent. 100  
11 00  
STATE OF ALABAMA  
COUNTY OF JEFFERSON  
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Bill Cate  
whose name as President of CATE CONSTRUCTION, 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 7th day of May 1979

Notary Public

My Commission Expires January 23,