

This instrument was prepared by

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(Address) Suite 202 Title Building, Birmingham, Alabama 35203

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 Ninety Three Thousand & Five Hundred (\$93,500.00) Dollars

to the undersigned grantor, Sandlin 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

Dan M. Edwards, and wife, Diane H. Edwards

(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 6, according to the Survey of Meadow Brook, Third Sector as recorded in Map Book 7, Page 66, in the Probate Office of Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to:

- (1) Taxes due in the year 1979 which are a lien but not due and payable until October 1st, 1979.
- (2) 35 foot building line as shown by recorded map.
- (3) 10 foot easement on northwest, 7.5 foot easement on northwest and southwest as shown by recorded map.
- (4) Restrictions contained in Misc. Volume 25, Page 781, in the Probate Office of Shelby County, Alabama.
- (5) Right of way to Alabama Power Co. and South Central Bell Telephone and Telegraph Co. recorded in Volume 313, Page 866, Volume 313, Page 870, in said Probate Office.
- (6) Mineral and mining rights and rights incident thereto.

(\$70,120.00 of the consideration stated above was paid from the proceeds of a mortgage loan closed simultaneously.)

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, 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of _____ 19 _____

ATTEST:

STATE OF ALA. SHELBY CO.
PROBATE OFFICE

By J. L. Sandlin President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

MAY 18 AM 9:08

See City 391 - 693
Rec'd Tax - 23.50
1.50
1.00
26.00

I, _____ the undersigned,

a Notary Public in and for said County in said

State, hereby certify that whose name as _____ President of Sandlin 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 11th day of May

Nicholas A. [Signature]
Notary Public, Alabama State at Large
My Commission Expires _____
Bonded by Home Indemnity Co. of _____

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