Telephone 205-663-1130

This instrument was prepared by

(Name) C & F Construction Company, Inc.

(Address) 1413 1st Ave. N., Bessemer, AL 35020

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

325

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

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

That in consideration of Fifty-Eight Thousand, Five Hun~~dred and NO/100~~----------($58,500.00)

to the undersigned grantor, C & F Construction Company, 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

Hubert Steve Fulton, Jr. and wife, Janet B. Fulton

(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 Jefferson County, Alabama.

Part of the SW 1/4 of the SE 1/4 of Section 17, Township 18 South, Range 5 West situated in Jefferson County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said 1/4-1/4 section; thence northerly alont the west boundary of said 1/4-1/4 section 816.00 feet; thence right 13 degrees 09 minutes in a northeasterly direction 150.95 feet to the point of beginning; thence left 13 degrees 49 minutes in a northerly direction 105.00 feet; thence right 90 degrees 00 minutes in an easterly direction 150.00 feet; thence right 90 degrees 00 minutes in a southerly direction 105.00 feet; thence right 90 degrees 00 minutes in a westerly direction 150.00 feet to the point of beginning.

$52,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with the delivery of this deed.

19790809000101870 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/09/1979 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 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 President, Robert E. Fulton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of August 19 79

ATTEST: Neal H. Phillips

By Robert E. Fulton
Robert E. Fulton, President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 AUG -9 AM 8:22
JUDGE OF PROBATE

Rec $8.00
Search fee 5.00
Mtg tax 1.50
Cert 1.00
Total 15.50

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert E. Fulton whose name as President of the C & F Construction Company, 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 August 19 79

Betty Posey Lach
Notary Public
My Commission Expires July 5, 1982

Form ALA-33

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