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Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar 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 Seventy-one Thousand and no/100----------Dollars

to the undersigned grantor, W.M. Humphries 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

Benjamin Birkenfeld, Jr. and wife, Mary E. Birkenfeld

(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 210, according to Map of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama, except that part of said Lot 210 more particularly described below:*

Subject to easements and restrictions of record.

$56,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

*Commence at the Southeast corner of said Lot 210; thence in a Southwesterly direction, along the most Southerly line of said Lot 210, a distance of 38.0 feet to the Point of Beginning; thence continue along last described course a distance of 25.0 feet; thence 90 degrees right, in a Northwesterly direction, a distance of 6.5 feet; thence 104 degrees 34 minutes 27 seconds right, in a Southeasterly direction, a distance of 25.83 feet to the point of beginning.

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19791019000136780 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/19/1979 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, Dalton H. Baggett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of October 19 79

ATTEST: deed tax 14.50 see Mtg 397-454
rec. 1.50
incl. 1.00
17.00

W.M. Humphries Construction Company, Inc.
By _____ President
Secretary

STATE OF ALABAMA
COUNTY OF SHELBY } 79 OCT 19 PM 12:25

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dalton H. Baggett whose name as President of W.M. Humphries 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 12th day of October 19 79

Judith Zukoff
Notary Public

Form ALA-33