

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  
Telephone 205-633-1130

Representing St. Paul Title Insurance Corporation



19791127000153740 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/27/1979 12:00:00AM FILED/CERT

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, House Market, 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

John W. Bauer, Jr. and wife, Patricia V. Bauer

(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 41, according to the survey of Quail Run, Phase 3, as recorded in  
Map Book 7, Page 159 in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$36,000.00 of the above recited purchase price was paid from a mortgage  
loan closed simultaneously herewith.

BOOK 323 PAGE 542

STATE OF ALABAMA SHELBY CO.  
JUDGE OF PROBATE

1979 NOV 27 PM 3:06

*William A. Snowling, Jr.*  
JUDGE OF PROBATE

*Sumtry 398-621*

*Deed 35.00*  
*Rec. 1.50*  
*Ind. 1.00*  
*37.50*

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,

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, Jerry M. Caffee  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of November 1979

ATTEST:

HOUSE MARKET, INC.

By

*Jerry M. Caffee*

President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned  
State, hereby certify that Jerry M. Caffee  
whose name as President of House Market, Inc.  
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 20th day of November 19 79

*David B. Caffee*  
Notary Public