

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2163 MONTGOMERY HIGHWAY, PELHAM, ALA. 35124

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY-SIX THOUSAND SIX HUNDRED AND NO/100 ---(\$56,600.00)--- DOLLARS

to the undersigned grantor, C & F CONSTRUCTION CO., 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

STEVEN W. CHRISTENSEN AND WIFE, NITA L. CHRISTENSEN

(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 5, Block 2, according to the survey of Fernwood, Fourth Sector, as recorded in Map
Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1980.
2. Easements, restrictions, building lines, agreements, rights of ways, mineral
and mining rights, if any, of record.

19791128000154030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/28/1979 12:00:00AM FILED/CERT

\$52,600.00

was paid from a mortgage
loan closed simultaneously with delivery of this deed,

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, ROBERT E. FULTON
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of November 19 79.

ATTEST:

C & F CONSTRUCTION CO., INC.

By *Robert E. Fulton*
President

ROBERT E. FULTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that ROBERT E. FULTON
whose name as President of C & F CONSTRUCTION CO., 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 20th day of November
W. J. Wynn
2163 Montgomery Highway
Pelham, Ala. 35124

1979.

Notary Public