



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Bldg. Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand Five Hundred and NO/100 ( 77,500.00) DOLLARS

to the undersigned grantor, Regency Homebuilders 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

David Lee Cunningham and Linda C. Cunningham, husband and wife

(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, Alabama, to-wit:

Lot 266, according to the Survey of Chandalar South, Sixth Sector, Addition,  
as recorded in Map Book 7, page 50 in the Office of the Judge of Probate,  
Shelby County, Alabama.



19800107000002800 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/07/1980 00:00:00 FILED/CERTIFIED

Subject to:

1. Ad valorem taxes for the current tax year.
2. Restrictions of record in Misc. Vol. 24, page 890.
3. Right of way to Ala. Power Co. in Misc. Vol. 25, page 742, Misc. Vol. 25,  
page 747.
4. Building line of undetermined width running back from Chandawood Lane;  
also a 10 foot easement on the SW side of lot as shown on recorded map.

\$67,500.00 of the purchase price recited above was paid from mortgage loan  
closed simultaneously herewith.

BOOK 324 PAGE 155

Deed tml 0.00  
Rec 1.50  
Ind 1.00  
12.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED

1980 JAN -7 AM 9:10

Thomas L. Foster, Jr.  
JUDGE OF PROBATE

See Ptg 399 - page 616

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, J. B. Monzella, III  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December 19 79

ATTEST:

Regency Homebuilders Inc.

By J. B. Monzella, III President

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that J. B. Monzella, III  
whose name as President of Regency Homebuilders 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 28th day of December 19 79

[Signature]  
Notary Public