This instrument was prepared by

C & F Construction Company, Inc.

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



This Form furnished by:

Canaba 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,

Shelby Cnty Judge of Probate, AL 02/04/1980 00:00:00 FILED/CERTIFIED

That in consideration of Fifty-Five Thousand, Five Hundred and NO/100 (\$55,500.00) -----DOLLARS

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

David S. Zauchin and wife, Debra R. Zauchin

(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:

Lot 7, in Block 1, Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96, in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.

35' Building line as shown by recorded map.

5' Easement on real as shown by recorded map.

Right-of-was to Alabama Power Company recorded in Vol. 188, Page 544, in the Probate Office of Shelby County, Alabama.

Restrictions recorded in Misc. Vol. 27, Page 507, in the Probate Office.

\$50,150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneo ly herewith.

This is a corrective deed correcting the acknowledgement on that certain deed recorded in Deed Book 323, Page 910 in the Office of the Judge of Probate of Shelby County, Alabama on December 17, 1979.

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-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.

President, Robert E. Fulton IN WITNESS WHEREOF, the said GRANTOR, by its who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of December

ATTEST:

President

STATE OF Alabama. COUNTY OF

a Notary Public in and for said County in said

the undersigned

State, hereby certify that Robert E. Fulton, President of whose name as the President of C & F Construction Company. In 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 scal, this the 13th

day of

December

My Commission Expires July 5, 1982