

This instrument was prepared by

(Name) A. D. Chandler

(Address) 3205 Rob Roy Lane, Birmingham, Al. 35243

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 ONE HUNDRED TWELVE THOUSAND AND FIVE HUNDRED DOLLARS (\$112,500.00)

to the undersigned grantor, A. D. CHANDLER COMPANY, INC.

(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

MARVIN F. GADE AND WIFE, LORRAINE GADE

(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

LOT 29, BLOCK 2, ACCORDING TO THE SURVEY OF KIRKWALL,
AS RECORDED IN MAP BOOK 388, PAGE 699, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA

Subject to: Taxes due October 1st 1980; rights incident thereto;
10' easement on East and South as shown by recorded map; restrictions
contained in Misc. Vol. 20, page 159, and Misc. Vol. 20, page 629,
in the Probate Office of Shelby County, Alabama; agreement to Alabama
Power Company recorded in Vol. 20, page 626, in said Probate Office;
right to way to Alabama Power Company recorded in Vol. 307, page 423,
in said Probate Office.

19800218000019100 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/18/1980 00:00:00 FILED/CERTIFIED

1980 FEB 18 PM 3:12

Deed 112.50
Rec. 1.50
Inlaid 1.00
115.00

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, A. D. CHANDLER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of FEBRUARY 1980.

ATTEST:

Aneda H. Chandler

Aneda H. Chandler

Secretary

By

A. D. Chandler

A. D. Chandler

President

STATE OF
COUNTY OF

I, THE UNDERSIGNED
State, hereby certify that A. D. CHANDLER
whose name as

President of A. D. CHANDLER 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 14th day of FEBRUARY

1980

Notary Public

Marvin F. Gade
Country Club Drive