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Shelby Cnty Judge of Probate, AL
02/29/1980 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Five Thousand Nine Hundred and No/100---Dollars

to the undersigned grantor, Interhaven Corporation 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

Donald R. Cronic and Cathy Cronic

(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 31, according to the survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1980, a lien but not due and payable until October 1, 1980.
2. 30' building line as shown by recorded map.
3. 10' Easement on rear as shown by recorded map.
4. Right of Way to Alabama Power Company recorded in Volume 249, Page 189 and Volume 249, Page 191, in the Probate Office of Shelby County, Ala.
5. Restrictions recorded in Misc. Vol. 34, Page 697, in said Probate Office.

$68,300 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 325 PAGE 193

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 FEB 29 AM 8:13
JUDGE OF PROBATE

See Bkg 401 pg. 78
Deed tax - 8.00
Rec. 1.50
Ind. 1.00
10.50

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 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, unless otherwise noted above, 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, William B. Hamilton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27 day of February 1980.

ATTEST: INTERHAVEN CORPORATION

Secretary

By William B. Hamilton
WILLIAM B. HAMILTON President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that William B. Hamilton whose name as President of Interhaven Corporation 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 27 day of February 1980.

Robert O. Driggers
Notary Public

Robert O. Driggers
1736 Oxmoor Rd.