

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
03/03/1980 00:00:00 FILED/CERTIFIED

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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty four thousand five hundred and no/100 (\$84,500.00) Dollars

to the undersigned grantor, Alpine Builders, 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

Nelson D. Welman and Dorothy L. Welman

(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 25 according to Second Addition to Riverchase West Residential Subdivision as
recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1980.

Subject to restrictions, easements and rights of way of record.

\$56,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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

1980 MAR -3 AM 9:58 Security 401-139
Deed 28.00
JUDGE OF PROBATE Rec. 1.50
Ind. 1.00
30.50

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 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, 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, B.H. Goggins
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of February 19 80

ATTEST:

ALPINE BUILDERS, INC.

By

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said
State, hereby certify that B.H. Goggins
whose name as President of Alpine Builders, 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 February 19 80

Larry L. Halcomb

Notary Public
My Commission Expires January 28, 1983