

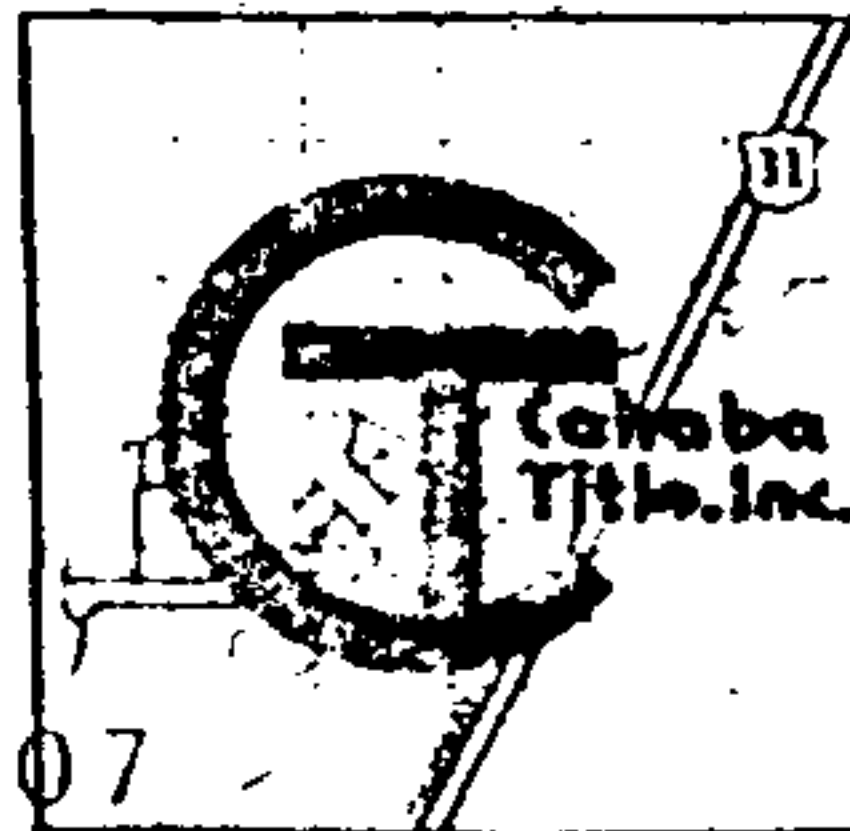
458

TITLE NOT EXAMINED

This instrument was prepared by

(Name) Joel C. Watson, Attorney at Law

(Address) P.O.Box 987, Alabaster, AL 35007



This Form furnished by:

Cahaba 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



19800414000043280 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/14/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

(\$38,688.00)

That in consideration of Thirty-eight thousand six hundred eighty-eight & no/100 Dollar and the assumption of the below described mortgage

to the undersigned grantor, Trade-A-Home, 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

✓ D. O. Culver and Maven Culver

(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 7, according to the survey of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, page 1, in the Probate Office of Shelby County, Alabama.

Grantees herein expressly agree to assume and pay that certain mortgage to Citizens Federal Savings and Loan Association filed for record March 28, 1973 and recorded in Volume 329, page 730 in the Probate Office of Shelby County, Alabama.

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

BOOK 325 PAGE 950

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

1980 APR 14 PM 2:54

Just. Prob. in Jeff. Co.
Thomas A. Shover, Jr.
JUDGE OF PROBATE

Reg. 150
Ind. 100
250

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

REAL 1890 PAGE 149

MAR 10 12 41 PM '80

RECORDED & PAID TO TAX
3900
PD. 100.00
JUDGE OF PROBATE

3900
450

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, Rose Mary Bennett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of March 1980

ATTEST:

Trade-A-Home Inc.
By Rose Mary Bennett President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Rose Mary Bennett whose name as President of Trade-A-Home, 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 5th day of March 1980

James B. Wilson
Notary Public

Form ALA-33

2645 B - Wood Dr.