

161



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124  
Telephone 988-5600



This instrument was prepared by  
(Name) Daniel M. Spitler  
1970 Chandalar South Office Park  
(Address) Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19800506000050560 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
05/06/1980 00:00:00 FILED/CERTIFIED

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

That in consideration of One Hundred Eighteen Thousand Six Hundred and no/100-----dol

to the undersigned grantor, **SHELBY HOMES, 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  
**Guy E. Hopper and wife, Betty J. Hopper**

(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

Lot 4, according to Second Addition, Riverchase Country Club Residential  
Subdivision, as recorded in Map Book 7, Page 121, in the Office of the  
Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.  
Oil, gas, petroleum and sulfur, together with all rights incident thereto  
as reserved in Deed Book 127, Page 140 Shelby County and in Volume 339  
page 532 in Bessemer Division of Probate Office.

\$50,000.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.

BOOK 326 PAGE 249

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED *Secnty. 402-583*  
1980 MAY -6 PM 12:20 Deed 69.00  
Rec. 1.50  
*Thomas P. Shaw, Jr.*  
JUDGE OF PROBATE Ind. 1.00  
71.50

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,

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, **Victor Richard Scott**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of May 19 80

ATTEST: \_\_\_\_\_  
Secretary  
By *Victor Richard Scott*  
**Victor Richard Scott** President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County in said  
State, hereby certify that **Victor Richard Scott**  
whose name as the President of **SHELBY HOMES, 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 May 19 80  
Form ALA-33  
*Daniel M. Spitler*  
**Daniel M. Spitler** Notary Public