



This instrument was prepared by

(Name) Daniel M. Spitler

1970 Chandalar South Office Park

Pelham, Alabama 35124

(Address)

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988 5600

AGENT FOR



323

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

19800513000052730 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/13/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand and no/100-----dollars

to the undersigned grantor, C & E REID CONSTRUCTION, INC.

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Donald Karol Smith and wife, Maria G. Smith

(herein referred to as GRANTEEES) 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 6, according to Third Addition, Riverchase West Residential Subdivision, recorded in Map Book 7, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

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Subject to easements and restrictions of record.
Oil, gas, petroleum and sulfur, together with all rights incident thereto as reserved in deed from Wesley W. West, et al, to George W. Young, recorded in Deed Book 127, Page 140, in Probate Office.
Declaration of protective covenants, easements, charges and liens for Riverchase (Residential), In Misc. Book 14, Page 536, and amended restrictions recorded in Misc. Book 17, Page 550, in Probate Office.
And this binder insures that said restrictions have not been violated and future violation will not result in forfeiture or reversion of title.
Restriction as to single-family dwelling, contained in Item 6, of deed recorded in Deed Book 319, Page 923, in Probate Office.

\$91,800.00 of purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD. To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Calvin Reid who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of May 19 80

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
TO BE A TRUE COPY

C & E REID CONSTRUCTION, INC.

By *Calvin Reid*
President

SECRETARY
See pg. 401-712

STATE OF ALABAMA
COUNTY OF SHELBY

Deed recd 16-5-
Lsc. 150
Dtd. 1/9/80

I, the undersigned
State, hereby certify that Calvin Reid
whose name as the President of C & E REID CONSTRUCTION, 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 7th day of May 19 80

Form ALA-33

Daniel M. Spitler
Notary Public