



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

ST. PAUL TITLE

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



19800527000057160 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/27/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Eighty-Three Thousand Two Hundred and no/100-----dollars**

to the undersigned grantor, **SCOTT & CAFFEE CO., 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

Donald W. Thorn and wife, Judy Ann Thorn

(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 7, according to Riverchase West-Dividing Ridge Subdivision, First
Addition, according to plat recorded in Map Book 7 Page 3 in the office
of the Judge of Probate of Shelby County, Alabama.**

Subject to easements and restrictions of record.

**\$72,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.**

BOOK 326 PAGE 545

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, Aubrey A. Byrd**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **15th** day of **May** 19 **80**

ATTEST: *Secretary 402-936*
Deed 11.50
Reg 1.50
Int. 1.00
14.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC
Secretary

SCOTT & CAFFEE CO., INC.

By *Aubrey A. Byrd*
Aubrey A. Byrd President

STATE OF ALABAMA
COUNTY OF SHELBY

1980 MAY 27 PM 1:37

I, the undersigned *Thomas A. Shoultz, Jr.*
State, hereby certify that **Aubrey A. Byrd**
whose name as the **President of SCOTT & CAFFEE CO., 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 **15th** day of **May** 19 **80**

Form ALA-33

Daniel M. Spitler
Daniel M. Spitler Notary Public

Daniel M. Spitler