

This instrument was prepared by

(Name) Michael Bolin

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

Lawrence J. Zierer and wife Carolyn D. Zierer

(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 60, according to the survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to: Public utility easements as shown by recorded plat, including 10 foot easemen on westerly and easterly and northerly portions of said lot.

Declaration of Protective covenants, agreements, easements, charges and liens for Riverch (Residential) as shown by instrument recorded in Misc. Book 14, Page 536 and amended by Mi Book 17 Page 550.

Restrictive covenants in agreement with Alabama Power Company as shown by Misc. Book 21, Page 392 in Probate Office.

Agreement for Underground Residential Distribution with Alabama Power Company as shown by Misc. Book 21, Page 393 in Probate Office.

\$53,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
07/21/1980 00:00:00 FILED/CERTIFIED

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, Aubry A. Byrd who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of July 1980 Scott & Caffee Co., Inc.

ATTEST:

By Aubry A. Byrd President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned State, hereby certify that Aubry A. Byrd whose name as 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 18th day of July 1980.

Notary Public