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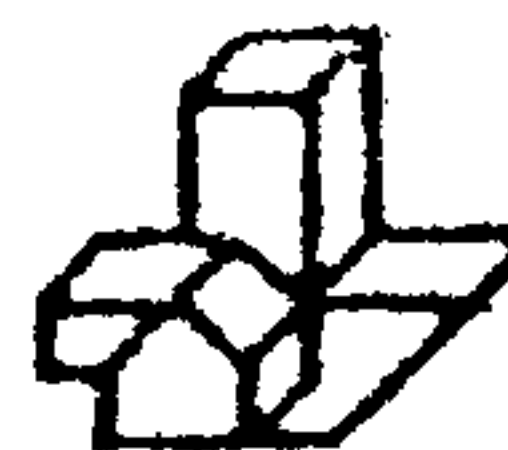
Cahaba Title, Inc.

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**

666

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

19800820000092110 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/20/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of **Sixty-Two Thousand One Hundred and no/100-----dollars**

to the undersigned grantor, **MAC SAN BUILDERS, 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

Dale F. DeMuth and wife, Bonnie G. DeMuth

(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 19, according to Survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and mining rights excepted in deed recorded in Deed Book 319, Page 449 in Probate Office.

\$47,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

15
BOOK 328 PAGE

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, **J. A. McDanal** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **15th** day of **Auguts 19 80** **MAC SAN BUILDERS, INC.**

ATTEST: *Recd 15.00*

Pec. 1.50

Ind. 1.00

1750

STATE OF ALABAMA
COUNTY OF SHELBY

Secretary

30 AUG 20 AM 10:04

Security 404-913

J. A. McDanal
J. A. McDanal

President

I, the undersigned

State, hereby certify that **J. A. McDanal** whose name as the President of

MAC SAN BUILDERS, 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

August

19 80

Daniel M. Spitler
Daniel M. Spitler
Notary Public