

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

HOMESWOOD, ALABAMA 3522

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty six thousand nine hundred and no/100 (\$66,900.00) Dollars

to the undersigned grantor, C&F Construction, 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

Robert L. Terlep & Barbara R. Terlep

(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 94, according to the map and survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1980.

Subject to restrictions, easements, building lines, rights of way and agreements of record.

BOOK 328 PAGE 829

FILED IN ALA. SHELBY CO. PROBATE OFFICE  
THIS FILED  
See PTA 446-234  
1980 SEP 29 AM 9:47  
L. E. FULTON, JR.  
CLERK OF PROBATE

\$ 64,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, unless otherwise noted above, 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, Robert E. Fulton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of September 1980

ATTEST:

Secretary

C&F Construction, Inc.

By

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that Robert E. Fulton whose name as President of C&F 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 26th day of September 1980