

This instrument was prepared by

(Name) Michael Bolin 195

(Address) 623 Frank Nelson Building

19801106000126370 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/06/1980 00:00:00 FILED/CERTIFIED

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 NINETY ONE THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, J. M. Caffee Homebuilders, 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

John J. Saviski and wife, Vilma A. Saviski
(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 43, according to survey of Quail Run, Phase 2, as recorded in Map Book
7, page 113 in the Probate Office of Shelby County, Alabama.

Subject to:
Advalorem taxes for the year 1981.
Building set back line of 35 feet reserved from Quail Run Drive, as shown by plat.
Public utility easements as shown by recorded plat, including 7.5' easement on
northerly and easterly sides.
Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, page
523 in Probate Office.
Right of way to Alabama Gas Corporation recorded in Deed Book 206, page 21 in Probate:
Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 28, page 859 in Probate Office.
Underground transmission permit to Alabama Power Company recorded in Misc. Book 29, page
16 and restrictions pertaining thereto in Misc. Book 29, page 15 in Probate Office.

\$42,600.00 of the purchase price recited above was paid from the mortgage
loan closed simultaneously herewith delivery of this deed.

BOOK 329 PAGE 638

STATE OF ALA. SHELBY CO.
1 OCT 1980 THIS
DEED WAS FILED
NOV -6 AM 11:12
J. M. Caffee Homebuilders, Inc.
REC'D PROBATE
Dee Mtg. #07-459
Deed Tax - 4950
Rec 150
End 100
5200

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, 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, Aubrey A. Byrd
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of October 19 80

ATTEST:
J. M. Caffee Homebuilders, Inc.
By Aubrey A. Byrd President
Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned Aubrey A. Byrd a Notary Public in and for said County in said
State, hereby certify that
whose name as President of J. M. Caffee Homebuilders, 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 31 day of October, 19 80

Jackson Co. Notary Public