

This instrument was prepared by

(Name) Daniel M. Spitler

1972 Chandalar South Office Park

Pelham, Alabama 35124

(Address)



# Cahaba Title, Inc.

Highway 31 South at Valleydale Road

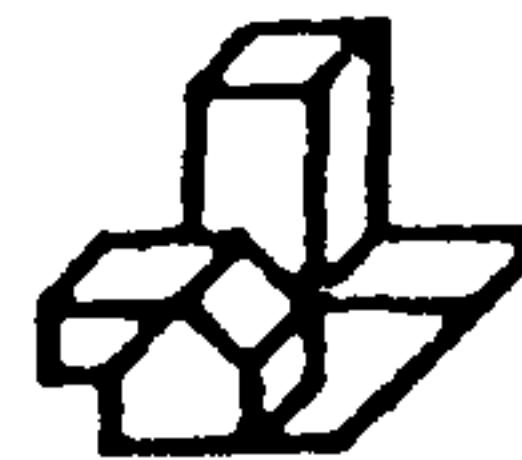
P O Box 689

Pelham, Alabama 35124

Telephone 988-5600

AGENT FOR

ST PAUL TITLE



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



19801117000131120 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
11/17/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Five Thousand and no/100-----dollars

to the undersigned grantor, ACRES, INC.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Emmett W. Cloud and wife, Margaret B. Cloud

(herein referred to as GRANTEEES) 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

Lots 20, 33, and 62, according to survey of Quail Run, Phase 2, as recorded in Map Book 77 Page 113 in Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Lots 12, 13, 34, and 57, according to Survey of Quail Run, Phase 3, as recorded in Map Book 7 Page 159 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements and restrictions of record, Phase 2 and Phase 3.

Mineral and mining rights excepted in Phase 3 only.

\$105,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD. To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 14<sup>th</sup> day of November<sup>19</sup> 80

ATTEST:

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC

1980 NOV 17 AM 8:39  
Secretary

ACRES, INC.

By *Aubrey A. Byrd*  
Aubrey A. Byrd

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned

State, hereby certify that Aubrey A. Byrd whose name as the President of ACRES, 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 14<sup>th</sup>

day of November 19 80

*Daniel M. Spitler*

Notary Public

Form ALA-33