

This instrument was prepared by

(Name) Daniel M. Spitler

T972 Chandalar South Office Park

(Address) Pelham, Alabama 35124



Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600

AGENT FOR



19801222000145010 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
12/22/1980 00:00:00 FILED/CERTIFIED



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

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.** a corporation, (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 7 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.

This is a corrective deed to correct the deed recorded November 17, 1980, in Deed Book 329 Page 768 in the Probate Office of Shelby County, Alabama.

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 12th day of December 19 80

ATTEST:

STATE OF ALABAMA SHELBY CO.

I CERTIFY THIS

STATEMENT WAS FILED

1980 DEC 22 AM 8:52

ACRES, INC

By:

Aubrey A. Byrd

President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned

State, hereby certify that **Aubrey A. Byrd** whose name is 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 12th day of

December 19 80

Form ALA-33

*Aubrey A. Byrd*  
Notary Public

*Daniel M. Spitler*