

This instrument was prepared by

(Name) D. M. Spitler

(Address) Pelham, Al. 35124



This Form furnished by:

**Cahaba Title, Inc.**

1970 Channelar South Office Bldg

Pelham, Alabama 35124

Representing St. Paul Fire Insurance Corporation.

592-

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



19810120000006880 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/20/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Thousand, Five Hundred and no/100-----Dollars

to the undersigned grantor, C & F Construction Co., 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

Randy C. Powell and Sheryl E Powell

(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 106 according to the survey of the Second Addition to Scottsdale, map of which is  
recorded in Map Book 7 Page 118 in the Probate Office of Shelby County, Alabama.

Subject to restrictions and easements of record.

\$57,000.00 of the purchase price recited above was paid from a mortgage loan  
simultaneously herewith.

BOOK 330 PAGE 731

**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.

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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the        day of January 1981

ATTEST:

Deed TAX 3.50  
Rec 1.50  
3rd 1.00  
6.00  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DECLARATION WAS FILED

C & F CONSTRUCTION CO., INC.  
By Robert E. Fulton  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

{ 1981 JAN 20 AM 10:17  
see Mtg H09-331

I, the undersigned authority, 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 Co., 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 19th day of January 1981

Form ALA-33

United Federal Savings & Loan

Robert E. Fulton  
Notary Public