

This instrument was prepared by

(Name) D. M. Spitler

(Address) Pelham, Al. 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

19810128000009920 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/28/1981 00:00:00 FILED/CERTIFIED

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.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 JAN 28 AM 8:37

Corrected Rec 1.50
Thomas P. Shandlin, Jr. Seal 1.00
JUDGE OF PROBATE 2.50

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 19th day of January 1981

ATTEST:

Deed TAX 3.50
Seal 1.50
Fees 1.00
6.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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

STATE OF ALABAMA
COUNTY OF SHELBY

1981 JAN 20 AM 10:17
Seal 1.00 - 331

I, the undersigned authority, Robert E. Fulton 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

Robert E. Fulton
Notary Public

Form ALA-33

United Federal Savings & Loan
700 ...