

521
This instrument prepared by

Name CHARTER MORTGAGE COMPANY

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

Address P.O. BOX 10316

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

Jacksonville, Florida 32207

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 FORTY-NINE THOUSAND TWO HUNDRED AND NO



19810302000023920 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED/CERTIFIED

-DOLLARS

to the undersigned grantor, G & F HOME BUILDING COMPANY, 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

THOMAS M. BARNHILL, JR., AND WIFE SYLVIA H. BARNHILL,

(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 16, in Block 3, Sector 3, according to Resurvey of George's Subdivision of Keystone,
as recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Restrictive covenants and conditions, of record.
3. Rights-of-way, line permits and easements of record.
4. Joint Driveway agreement recorded in Misc. Book 39, Page 164, in the Probate
Office of Shelby County, Alabama.
5. Title to minerals underlying caption lands with mining rights and privileges
belonging thereto, as reserved in Deed Book 258, Page 811, in Probate Office.

BOOK 331 PAGE 415

\$47,700.00 for the purchase price herein stated was paid from a mortgage
issued simultaneously with delivery of this deed.

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, George N. Bibb,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of February, 19 81.

ATTEST:

Deed 1.50 Sec. mtg. 410-252
Rec. 1.50
Ind. 1.00
4.00

NOTARY PUBLIC
SHELBY COUNTY, ALA.
I HEREBY CERTIFY THIS
DEED WAS FILED BY
Secretary

G & F HOME BUILDING COMPANY

George N. Bibb
Its President

STATE OF ALABAMA
COUNTY OF SHELBY

1981 MAR -2 AM 10:24

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that George N. Bibb,
whose name as President of G & F Home Building Company,
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 23rd day of February, 19 81.

Notary Public