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Shelby Cnty Judge of Probate, AL
03/30/1981 00:00:00 FILED/CERTIFIED

(Name) JAMES F. BURFORD, III, Suite 2900

(Address) 300 Vestavia Office Park, Birmingham, Alabama 35216

Form 1-17 Rev. 1-80

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Fifty Nine Thousand Nine Hundred and no/100 (\$59,900.00) Equity

to the undersigned grantor, Alpine Builders, 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

Robert M. Gerstenkorn and Heather T. Gerstenkorn

(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 30, according to the Survey of First Addition, Riverchase Country Club Residential Subdivision, as recorded in Map Book 6, Page 116, and of a Resurvey of a part of said Riverchase Country Club Residential Subdivision, being recorded in Map Book 6, Page 143, in the Probate Office of Shelby County, Alabama. SUBJECT TO:

1. Advalorem taxes for the year 1981 and thereafter.
2. Restrictions appearing of record in Misc. Volume 22, Page 756, Misc. Volume 34, Page 549, & Misc. Volume 14, Page 536, as amended by Misc. Volume 17, Page 550.
3. Agreement with Alabama Power Company for underground residential distribution as set out in Misc. Volume 30, Page 434.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 127, Page 40.
5. Easements agreements as to septic tanks and field lines as set forth in Deed 304, Page 556.
6. Agreement to terminate the use of septic tanks and field lines as set forth in Deed 304, Page 487.
7. 10 foot easement on the south and east boundary lines of lot as shown on recorded map.
8. Mortgage executed by Alpine Builders, Inc., to Jefferson Federal Savings & Loan Association of Birmingham, in the amount of \$100,000.00, dated September 26, 1980, filed for record September 30, 1980, recorded in Mortgage Volume 406, Page 309.

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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, BILL COGGANS who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of March 1981

ATTEST:

Recd. 60.00
Dec. 1.50
6250

STATE OF ALA. JUDGE OF PROBATE
1981 MAR 30 AM 10:51
JUDGE OF PROBATE

By *[Signature]*
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, JAMES F. BURFORD, III
State, hereby certify that *BILL COGGANS*
whose name as President of Alpine Builders, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25th day of March 1981

ODY, BURFORD, PHILLIPS AND BULLARD

ATTORNEYS AT LAW

3000

Notary Public