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Shelby Cnty Judge of Probate, AL
05/04/1981 00:00:00 FILED/CERTIFIED

(Name) Sherwood Stamps Construction Co., Inc.

(Address) 692 Frank Nelson Building, Birmingham, AL 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER IN FAVOR OF

LAND THIS COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of CASH PAID THE SUM OF FIVE HUNDRED AND 00/100 DOLLARS

to the undersigned grantor, Sherwood Stamps Construction Co., 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

John L. Cutts, Jr. and wife Patricia P. Cutts

(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

Lot 25, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22 in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1981.

Thirty five foot building setback line from Quail Run Drive

Seven and one-half foot utility easements over West and South sides of said lot, and pipe extending into easement along West side, as shown on recorded map.

Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 523, and in Deed Book 216, Page 103 in Probate Office.

Title to all minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 295, Page 365 in Probate Office.

Agreement with Alabama Power Company dated August 11, 1977, recorded in Misc. Book 22, Page 834 and easements as to underground electrical distribution, dated August 11, 1977, recorded in Misc. Book 22, Page 841, in Probate Office.

Restrictive covenants and conditions recorded in Misc. Book 22, Page 633 in said Probate Office.

\$20,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of May 19 81

ATTEST: Deed 17.50 Secnty 411-478
Rec. 1.50
Ind. 1.00
20.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary
By Sherwood Stamps
Sherwood Stamps President

STATE OF Alabama
COUNTY OF Jefferson

1981 MAY -4 AM 8:33

I, the undersigned
State, hereby certify that Sherwood Stamps
whose name as President of Sherwood Stamps 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 1st day of May

19 81

Sheila Thomas
Notary Public