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Shelby Cnty Judge of Probate, AL
10/20/1981 00:00:00 FILED/CERTIFIED

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This instrument was prepared by

(Name) J. C. Pritchett

(Address) 1418 Forestdale Blvd. Birmingham, AL 35214

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Sixty Thousand Dollars and no/100 (\$160,000.00)

to the undersigned grantor, Pritchett Brothers Construction Company, 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

Richard P. DelBueno and wife Arlene F. DelBueno

(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

Lot 25, Block 8, according to the plot of Woodford, a subdivision of Inverness, as recorded in Mapbook 8, Page 35, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Ad Valorem taxes due and payable October 1, 1981.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 38, Pages 380-394 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by Grantor.
5. Any applicable zoning ordinances.
6. One Hundred Thousand Dollars (\$100,000.00) of the purchase price recited above was paid from a mortgage closed simultaneously with the delivery of this deed.

BOOK 335 PAGE 587

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

1981 OCT 20 AM 10:35

J. P. G. Givens, Jr.
JUDGE OF PROBATE

See Mtg. 416-274
Deed tax - 60.00
Rec. 1.50
Ind. 1.00
62.50

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 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, unless otherwise noted above, 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, J. C. Pritchett who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of October 1981

ATTEST:

[Signature]

Secretary

By *J. C. Pritchett*
J. C. Pritchett

President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned State, hereby certify that J. C. Pritchett whose name as President of Pritchett Brothers Construction Company, 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 19th day of October 1981

RIVERCHASE

1981

