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Shelby Cnty Judge of Probate, AL
11/04/1981 00:00:00 FILED/CERTIFIED

(Name) Peggy Bates
(Address) 6102 Valley Station Road, Helena, Alabama 35080

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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, ACRES, 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

JAMES H. BOYETT and wife NORA O. BOYETT

(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 1A, according to the survey of Quail Run as recorded in Map Book 7, Page 22
in the Probate Office of Shelby County, Alabama.

Subject to: Building setback line of 35 feet reserved from Quail Run and 100'
setback from Alabama Highway No. 119 as shown by plat. Public utility easements
as shown by recorded plat, including 10' easement on East side of lot. Restrictions
covenants and conditions as set out in instrument recorded in Misc. Book 22, page
638 in Probate Office. Transmission Line Permit to Alabama Power Company as shown b
instrument recorded in Deed Book 101 Page 523 and in Deed Book 216 page 103 in
Probate Office. Agreement in regard to Alabama Power Company and covenants regardin
Underground transmission as set out in Misc. Book 22 Pages 841 and 834 in Probate
Office. 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 Book 121 Page 294 in Probate Office.

335 PAGE 941
BOOK

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, 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, AUBREY A. BYRD
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of October 1981

ATTEST:

Deed tax 19.50
1.50
1.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
FILED

22 00 1981 NOV -4 AM 8:13

By

Aubrey A. Byrd
President

STATE OF ALABAMA
COUNTY OF SHELBY

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Aubrey A. Byrd
whose name as President of Acres, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on 19th day of October, 1981, 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 29th day of October

Calhoun Title, Inc.

Peggy Bates
Notary Public

