

683



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124

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 One Hundred Sixty Six Thousand Five Hundred and No/100 (\$166,500.00) DOLLARS

to the undersigned grantor, Calvin Reid Construction Co., 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

Douglas E. Wilkerson and Mary J. Wilkerson

(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 267, according to Riverchase Country Club Ninth Addition Residential Subdivision, as
recorded in Map Book 8 Page 46 A & B in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1983.
 - (2) Building setback line of 50 feet reserved from Lake Forest Circle as shown by plat.
 - (3) Public utility easements as shown by recorded plat, including a 5' easement on the East and a cart path North of and adjacent to subject lot.
 - (4) Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 344 Page 322 in Probate Office.
 - (5) Easement to Alabama Power Company as shown by instrument recorded in Deed Book 333 Page 512 in Probate Office.
 - (6) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41 Page 803 and covenants pertaining thereto as recorded in Misc. Book 41 Page 802 in Probate Office.
 - (7) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 127 Page 140 and is now being assessed to Wesley West, et al.
 - (8) Acknowledgement concerning water line to Riverchase Country Club.
 - (9) Notice of Complaint Certificate as recorded in Misc. Book 34 Page 549.
- \$132,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of June 1983

ATTEST:

CALVIN REID CONSTRUCTION CO., INC.

By Calvin Reid
CALVIN REID President

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 JUN 15 AM 10:18
see 44-32-372

I, the undersigned Calvin Reid President of Calvin Reid Construction Co., Inc.
State, hereby certify that whose name as
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 10th day of June 19 83.

Form ALA-33

Daniel M. Spitler

[Signature]
Notary Public

Alabama Federal
213 N. 20th Street Birmingham 35202

BOOK 347 PAGE 790