

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 Seventy One Thousand Nine Hundred and No/100 (\$71,900.00) DOLLARS

to the undersigned grantor, Cornerstone Properties, 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

Victor C. Dennis and Linda M. Dennis

(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 44, according to the survey of Navajo Hills, Seventh Sector, as recorded in Map Book 7, Page 95 in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1983.
- (2) Building setback line of 35' from Sequoia Trail.
- (3) Public Utility easement of 10' on West side of property.
- (4) Restrictions, covenants and conditions recorded in Misc. Book 32, Page 221 in the Probate Office of Shelby County, Alabama.
- (5) Transmission line permit to Alabama Power Company and South Central Bell as recorded in Deed Book 316, Page 345 in said Probate Office.
- (6) Right of way to South Central Bell as recorded in Deed Book 324, Page 851 in said 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 121 Page 294 in said Probate Office.

\$68,305.00 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 1st day of July 19 83.

ATTEST:

CORNERSTONE PROPERTIES, INC.

By

DONALD M. ACTON

President

STATE OF ALABAMA
COUNTY OF JEFFERSONI, the undersigned
State, hereby certify that Donald M. Acton
whose name as President of Cornerstone Properties, 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 July

19 83.

Form ALA-33

Daniel M. Spitler

**LSU Southern
Federal Savings**
Notary Public

BOOK 348 PAGE 316

NOTARY PUBLIC, SHELBY CO.

Secretary

See Mtg 433-397
1983 JUL -5 PM 12:07Deed 400
Pc 150
Ind. 100
650