



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE

This instrument prepared by
 (Name) Court H. Mason, Jr.
 (Address) P. O. 1007
Alabama, Alabama 35007

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 NINETY-EIGHT THOUSAND ONE HUNDRED SIXTY-EIGHT AND NO/100TH (\$98,168.00) DOLLARS

to the undersigned grantor, **CRESTWOOD REALTY, 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

MELVIN V. McCOWAN AND WIFE, MYRA G. McCOWAN

(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 30, according to Royal Oaks, Third Sector, First Addition as
 recorded in Map Book 8 Page 26 in the Probate Office of Shelby
 County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines,
 rights of way, limitations, if any, of record.

\$88,350.00 of the above-recited purchase price was paid from a
 mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: 2166 Highway 31 South
 Pelham, Alabama 35124

GRANTEES' ADDRESS: 2584 Royal Way
 Pelham, Alabama 35124

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 DEED WAS FILED
 See 104-139
 1983 AUG 15 AM 8:24

Deed to - 1000
 Rec 100
 Ind. 100
 1250

Thomas A. Shivers, Jr.
 JUDGE OF PROBATE

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.

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, **B. J. JACKSON**
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12TH day of AUGUST 1983

ATTEST:

CRESTWOOD REALTY, INC.

By

B. J. JACKSON

President

Secretary

STATE OF ALABAMA }
 COUNTY OF SHELBY }

I, **THE UNDERSIGNED**State, hereby certify that **B. J. JACKSON**whose name as **THE** President of **CRESTWOOD REALTY, 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 12TH day of AUGUST, 1983