

**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 was prepared by

(Name) Daniel M. Spitler

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124



1092

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 Nine Thousand Eight Hundred and No/100  
(\$79,800.00 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

Paul E. Shell III and Wife, Teresa B. Shell

(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

Lot 39, according to the Survey of Broken Bow, 1st Addition  
1st Phase, as recorded in Map Book 8 page 116 in the Probate  
Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama.

Subject to easements and restrictions of record.

Mining and mineral rights excepted.

\$75,800 of the purchase price recited above was paid from  
a mortgage loan closed simultaneously herewith.

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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, Donald M. Acton  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of December 19 83  
Cornerstone Properties, Inc

ATTEST:

Hand Tax 4.00  
Rec 1.33  
Ind 1.00  
6.50

STATE OF  
COUNTY OF

1983 DEC 29 AM 10:25  
Hwy 441-200  
Notary Public

By Donald M. Acton  
Donald M. Acton President

I, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 15th day of December 19 83

Notary Public