

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) 321 First Street North, Alabaster, 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 SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100TH DOLLARS (\$79,800.00)

to the undersigned grantor, CRESTWOOD HOMES, INC.

(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 M. Roberts and wife Susan G. Roberts

(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 3, according to survey of Chaparral, Third Sector, as recorded in Map Book 8 page 165 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.

\$75,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantor's 2166 Highway 31 South
Pelham, Alabama 35124

Grantees 2200 Chandabrook Drive
Pelham, Alabama 35124

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, B. J. Jackson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March 19 84

CRESTWOOD HOMES, INC.

ATTEST:

Deed TAX 4.00
Rec 1.50
Jud 1.00
6.50

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

By

B. J. Jackson

President

STATE OF Alabama
COUNTY OF Shelby

1984 APR 2 AM 9:36
445-955

JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that B. J. Jackson whose name as the President of Crestwood Homes, 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 30th day of March

1984

Notary Public