

832
STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Seven Thousand and no/100 dollars (\$57,000.00) to the undersigned Grantor, Mitchell Brothers Contractors, Inc. (hereinafter called Grantor), in hand paid by Charles W. Stewart, Jr. and wife, Lindsey Ryan Stewart (hereinafter called Grantees), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the 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 16, Block 2, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, page 72, in the Probate Office of Shelby County, Alabama.

Subject to:

- BOOK 356 PAGE 546
1. Ad Valorem Taxes for 1984;
 2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
 3. Easement as shown by recorded map;
 4. Restrictions recorded in Vol. 14, page 23 and Vol. 14, page 475, in Probate Office of Shelby County, Alabama;
 5. Agreement with Alabama Power Company recorded in Vol. 14, page 769, in said Probate Office; and,
 6. Right of way to Alabama Power Company recorded in Vol. 299, page 120, in the said Probate Office.

(\$51,000.00 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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be excuted by its duly authorized officer and its seal affixed this 5th day of March, 1984.

Deed Tax 6.00
Recd 1.50
Jnd 1.00
8.50
STATE OF ALABAMA 1984 JUN 18 AM 9:34
COUNTY OF JEFFERSON)
STATE OF ALA. SHELBY CO.
I CERTIFY THAT
INST. 450-761
FILED

Mitchell Brothers Contractors, Inc.

by: J. D. Mitchell
its: SECRETARY

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that J. D. Mitchell whose name as Secretary of Mitchell Brothers Contractors, Inc. is signed to the foregoing conveyance and who is known to me to be such officer, 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 Mitchell Brothers Contractors, Inc.

Given under my hand and official seal this 5th day of March, 1984.

Land Title Co.

Mary Wells
Notary Public 3-29-88 Commission Expires