

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988 5600



This instrument was prepared by

(Name) / Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, AL 35124



883

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 TWO HUNDRED SEVENTEEN THOUSAND SIX HUNDRED DOLLARS (\$217,600.00)

to the undersigned grantor, Calvin Reid Construction Company, 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

Joseph Bruno Barelare and wife, Norma S. Barelare,

(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 301, according to survey of Riverchase Country Club-Tenth Addition as recorded in Map Book 8 page 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Building setback line of 50 feet reserved from Water Edge Court and 50 feet from Water Edge Drive as shown by plat.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41 Page 815 and covenants pertaining thereto recorded in Misc. Book 41 Page 819 in Probate Office.

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 111 page 625 and Deed Book 127 Page 140 in Probate Office.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase Residential, recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550 and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549 and amended by deed into Joseph B. Barelare as recorded in Deed Book 352 Page 528 in Probate Office.

\$114,000.00 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. 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, Calvin Reid who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of June 1984.

CALVIN REID CONSTRUCTION COMPANY, INC.

ATTEST:

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

By Calvin Reid, President

STATE OF ALABAMA
COUNTY OF SHELBY

1984 JUN 18 PM 12:35
see Mtg 450-830

Deed TAX 104.00
Fee 1.50
Trust 1.00
106.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Calvin Reid whose name as President of Calvin Reid Construction Company, 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 15th day of June 1984.

Form ALA-33

Notary Public

My Commission Expires: 1/2