

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.(Address) BIRMINGHAM, ALABAMA 35216

This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

COPORATION 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 EIGHTY-FIVE THOUSAND FIVE HUNDRED AND NO/100TH (\$85,500.00) DOLLARS

to the undersigned grantor, **THOMAS NEILL CONSTRUCTION COMPANY, INC.** a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JAMES R. BRADFORD AND WIFE, JANICE L. BRADFORD

(herein referred to as GRANTEEES) 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 96, according to the survey of Broken Bow, 4th Addition, as recorded in Map Book 8 page 163 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.

\$68,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Deed Book 354 Page 88 shows title into Neill Construction Co., Inc.; however, this was in error, as the true name of the corporation is Thomas Neill Construction Company, Inc. and this deed is being executed by the correct name.

GRANTOR'S ADDRESS: _____

GRANTEE'S ADDRESS: _____

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **THOMAS D. NEILL** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of July 1984

ATTEST:

THOMAS NEILL CONSTRUCTION COMPANY, INC.

By *Thomas D. Neill - Pres.* President
Deed Tax 17.50
Rec 2.50
Sum 1.00
Q1.00

a Notary Public in and for said County in said

STATE OF ALABAMA
COUNTY OF JEFFERSON1984 JUL 12 AM 9:52
*See Mtg 452-91*I, THE UNDERSIGNED, *Thomas D. Neill - Pres.*, State, hereby certify that **THOMAS D. NEILL**, whose name as President of **THOMAS NEILL 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 6TH day of

1984.

