

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

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 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 GRANTEES 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 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 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 cor-  
poration is Thomas Neill Construction Company, Inc. and this deed  
is being executed by the correct name.

GRANTOR'S ADDRESS: \_\_\_\_\_

GRANTEES' ADDRESS: \_\_\_\_\_

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, **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  
**THOMAS D. NEILL** President

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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

1984 JUL 12 AM 9:52

W Mtg #52-91

Deed TAX 17.50  
Rec 2.50  
Int 1.00  
21.00

a Notary Public in and for said County in said

I, THE UNDERSIGNED Thomas D. Neill  
State, hereby certify that **THOMAS D. NEILL**  
whose name as **THE** 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.

Form ALA-33

My Commission Expires April 9, 1987

Notary Public

