

1503

THIS INSTRUMENT WAS PREPARED BY:

David Ralph Crowe
1151 Lake Forest Circle
Birmingham, AL

LAND TITLE COMPANY OF ALABAMA

(Name)

William H. Halbrooks, Attorney

#2055

(Address)

Suite 820 Independence Plaza
Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

JEFFERSON

County

That in consideration of One Hundred Ninety Eight Thousand & no/100-- Dollars

to the undersigned grantor, Dean 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

David Ralph Crowe and Mary Helen Crowe

(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

Lot 201, according to the Survey of Riverchase Country Club
Ninth Addition as recorded in Map Book 8, pages 46 A & B, in
the Probate Office of Shelby County, Alabama.

\$158,000.00 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

Subject to taxes, easements and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death
of either of them, then 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 it is law-
fully 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 for-
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT
who is authorized to execute this conveyance, has hereto set its signature and seal, the the 23rd day of
August 19 84

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see 115454- By
1984 AUG 29 AM 9:04

Dean Construction Company,
Inc.
President

Secretary

State of Alabama

JEFFERSON

County

Recd TAX 40.00
Rec 2.50
Ind 1.00
43.50

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that DAVID E. DEAN
whose name as President of the Dean Construction Company,
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.

WILLIAM H. HALBROOKS
SUITE 820
#1 INDEPENDENCE PLAZA
BIRMINGHAM 35209

Given under my hand and official seal, this the 23rd day of August, 1984

Notary Public

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