

This instrument was prepared by

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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 TWO HUNDRED TWENTY-SIX THOUSAND, SEVEN HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$226,725.00)

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 H. MOSS, JR., and wife, SUE M. MOSS,

(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 602, according to the survey of Riverchase Country Club, Fourteenth Addition Residential Subdivision, as recorded in Map Book 8, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 6, Page 15, Probate Office of Shelby County, Alabama.

Title to all oil, gas, petroleum, and sulfur underlying caption lands with mining rights and privileges belonging thereto, as reserved in deed from Wesley W. West, to George W. Young, as recorded in Deed Book 127, Page 140, in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Misc. Book 55, Page 172, in Probate Office of Shelby County, Alabama.

Easements as to underground cables recorded in Misc. Book 55, Page 171, in Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company recorded in Deed Book 354, Page 366, in Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14, Page 536, and amended in Misc. Book 17, Page 550, and further amended in Deed Book 354, Page 366, in Probate Office of Shelby County, Alabama.

Restrictions as to single-family residence as shown in Item 6 of deed recorded in Deed Book 354, Page 366, in Probate Office of Shelby County, Alabama.

Restrictions as to minimum square-footage as shown in Item 7, of deed recorded in Deed Book 354, Page 366 in Probate Office of Shelby County, Alabama.

\$181,300.00 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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January 19 85,

ATTEST:

Deed Tax 45.50
 Rec 2.50
 Ind 1.00
 49.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

CALVIN REID CONSTRUCTION COMPANY, INC.

By Calvin Reid, President

STATE OF ALABAMA
 COUNTY OF SHELBY

1985 FEB -4 AM 9:55

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 31st day of January

Form ALA-33

[Signature]

