

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

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BIRMINGHAM, AL 35236-0187



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8038

BIRMINGHAM, ALABAMA 38201

AGENTS FOR

Mississippi Valley Title Insurance Company

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 SIX THOUSAND EIGHT HUNDRED AND NO/100TH (\$86,800.00) DOLLARS

to the undersigned grantor, CENTRAL BUILDERS, 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

MARTIN A. JENKINS AND WIFE, SHEILA R. JENKINS

(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 16, according to the survey of Chaparral, Third Sector, as recorded in Map
Book 8 page 165 in the Office of the Judge of Probate 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.

\$79,800.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Mineral and mining rights excepted.

Grantees' Address: 1903 Chandabrook Drive, Pelham, Alabama 35124

RECORDING FEES

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

1985 FEB 13 AM 9:26

Thomas A. Chambers, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		7.00
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
		10.50

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, BILL JUNKINS
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of February 1985.

ATTEST:

CENTRAL BUILDERS, INC.

By

BILL JUNKINS

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED
State, hereby certify that BILL JUNKINS
whose name as THE President of CENTRAL BUILDERS, 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 11th day of February 1985.

Form ALA-33

Notary Public