

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600



AGENT FOR

ST. PAUL TITLE



This instrument was prepared by
(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

754

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 EIGHTEEN THOUSAND, NINE HUNDRED AND NO/100 DOLLARS (\$18,900.00)-----

C & G DEVELOPMENT, a partnership composed of E. W. Bluemly, Jr. and Charles R. Saunders 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

GERALD F. BANDURA and wife, NANCY A. BANDURA,

(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 6, according to the survey of Spring Meadow Farms, as recorded in Map Book 9, Page 61, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 Page 308 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 35, Page 367 and is now being assessed by J. W. Durr Estate in Probate Office of Shelby County, Alabama.

SUBJECT TO Protective Covenants for Spring Meadow Farms to be recorded in the Office of the Judge of Probate of Shelby County, Alabama, by the Grantor herein within the next two (2) weeks, the receipt of a copy of which has been acknowledged by the Grantees herein.

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~~ General Partners who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of January 1985.

ATTEST: Deed TAX 19.00
Rec 2.50
Ind 1.00 STATE OF ALA SHELBY CO.
I CERTIFY THIS INSTRUMENT FILED
22.50
1985 FEB 18 AM 9:32

C & G DEVELOPMENT, a Partnership

By E. W. Bluemly, Jr. General Partner

By Charles R. Saunders General Partner

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that E. W. Bluemly, Jr. and Charles R. Saunders, whose names as the general partner of C & G Development, an Alabama partnership, are 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, they as such partners, and with full authority, executed the same lawfully for and as the act of said ~~corporation~~ Partnership.

Given under my hand and official seal, this the 14th day of February

[Signature]
Notary Public
ALABAMA STATE ATTY GEN