



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

1235

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 **ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00)**

to the undersigned grantor, **H. D. H. 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

J. WILLIAM BOLT, JR., and wife, DIXIE V. BOLT,

(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 71, according to the survey of Meadow Brook, 11th Sector, as
recorded in Map Book 9, page 6 A & B in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.**

SUBJECT TO:

**Building setback line of 40 feet reserved from Harvest Ridge Lane as
shown by plat.**

**Public utility easements as shown by recorded plat, including 10 foot
easement on the Northeast corner.**

**Restrictions, covenants and conditions as set out in instrument recorded
in Misc. Book 57 page 23 in Probate Office of Shelby County, Alabama.**

**Easement to Alabama Power Company as shown by instrument recorded in
Real Volume 1 page 344 in Probate Office of Shelby County, Alabama.**

**Agreement with Alabama Power Company as to underground cables recorded
in Misc. Book 57 page 708 and covenants pertaining thereto recorded in**

Misc. Book 57 page 711 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 79 page 287 in Probate
Office of Shelby County, Alabama.**

**\$90,000.00 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 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, **Harry D. Horton**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **22nd day of February, 1985.**

ATTEST:

*Dead Tax 10.00
Rec 2.50
Jud 1.00
13.50*

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

1985 FEB 27 AM 8:40

H. D. H. CONSTRUCTION COMPANY, INC.

By *Harry D. Horton*
Harry D. Horton,

President

STATE OF ALABAMA
COUNTY OF SHELBY

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

I, the undersigned,
State, hereby certify that **Harry D. Horton**
whose name as President of **H. D. H. 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 **22nd** day of **February,**

Form ALA-33

