

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(Address) Birmingham, AL 35236

1082

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 FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100TH (\$158,500.00) DOLLARS

to the undersigned grantor, CVM ENTERPRISES, 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

JAMES E. TRAYWICK AND WIFE, BARBARA M. TRAYWICK

(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 12, according to the survey of Riverchase Country Club, 3rd Addition, as recorded in Map Book 7 page 53, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$126,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Send tax notice to:

James E. Traywick
%Citicorp Homeowners, Inc.
049-010-083531-2
P. O. Box 24550
St. Louis, Mo. 63141

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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, Carlie V. Mitchell who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of August, 19 85

ATTEST: Deed TAX 32.00
Rec 2.50
35.50
STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT IS TRUE AND CORRECT
Notary Public

CVM ENTERPRISES, INC.
By Carlie V. Mitchell
CARLIE V. MITCHELL President

STATE OF ALABAMA
COUNTY OF SHELBY

1985 AUG 20 AM 10:01

I, THE UNDERSIGNED Carlie V. Mitchell a Notary Public in and for said County in said State, hereby certify that CARLIE V. MITCHELL whose name as THE President of CVM ENTERPRISES, 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 16th day of August, 1985

