

1126

This Form furnished by:

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124



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

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 SEVENTY-NINE THOUSAND THREE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, CALVIN REID CONSTRUCTION CO., INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOE R. GRANGER and wife, TERESA C. GRANGER

(herein referred to as GRANTEEES) 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 5, according to the survey of Heatherwood, Sector 1, 1st Addition, as recorded
in Map Book 9, Page 66, in the Office of the Judge of Probate of Shelby County,
Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 50 feet reserved from Heatherwood Drive as shown by plat.
A 5 foot easement on the North and South sides and a 15 foot easement on the West
side for public utilities, as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 37 page 537 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 318
page 16 and Deed Book 337 page 267 in Probate Office of Shelby County, Alabama.

\$172,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

RECORDING FEES

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

1985 NOV 18 PM 1:46

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

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

TO HAVE AND TO HOLD. To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 15th day of November 19 85

ATTEST:

CALVIN REID CONSTRUCTION CO., INC.

By *Calvin Reid* Calvin Reid President

STATE OF ALABAMA }
COUNTY OF SHELBY }

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 CO., 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 15th day of November 19 85

Ann York
Notary Public