

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-0030

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

(Name) COURTNEY H. MASON, JR.

P. O. BOX 360187

(Address) BIRMINGHAM, ALABAMA 35236-0187

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 SEVENTY ONE THOUSAND TWO HUNDRED TWENTY-FIVE AND NO/100TH (\$71,225.00) DOLLARS

to the undersigned grantor, J. D. CURTIS CONSTRUCTION, 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

RICHARD J. WAID AND WIFE, CINDY S. WAID

(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

Lot 32, according to Chanda Terrace, Second Sector, as recorded in Map Book 9 page 101 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, setback lines, rights of way, limitations, if any, of record.

\$30,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 2234 Richmond Lane, Pelham, Alabama 35124

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John Dory Curtis, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of November 19 85

ATTEST:

J. D. CURTIS CONSTRUCTION, INC.

By John Dory Curtis, Jr. President

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS A
SECRETARY
45.00
1985 DEC -2 AM 9:43

I, THE UNDERSIGNED, John Dory Curtis, Jr. President of J. D. CURTIS CONSTRUCTION, INC., State, hereby certify that whose name as the 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25th day of November 19 85

Form ALA-33

My Commission Expires April 9, 1987

NOTARY PUBLIC

Notary Public