

This instrument was prepared by

(Name) Jeannie Wade

(Address) 100 Chase Park South, Suite 128, Birmingham, Alabama, 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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)

to the undersigned grantor, C & G DEVELOPMENT, a partnership composed of E. W. Bluemly, Jr. and Charles R. Saunders, (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

MICHAEL D. POCUS and wife, CAROLYN C. POCUS

(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 4, 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. Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1986 are a lien, but not due and payable until October 1, 1986.
2. Building setback line of 100 feet reserved from front lot line and 35 feet reserved from side lines as shown by recorded restrictions in Probate Office.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 29, Page 493 and Map Book 9, Page 61 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 308 in Probate Office.
5. 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 in Probate Office.
6. No re-subdivision of any lot in this subdivision of less than 3 acres until sanitary sewer is available, as shown by recorded plat.

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 ~~XXXXXX~~ General Partners who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 1986

~~XXXXXX~~

C & G DEVELOPMENT a partnership

By E. W. Bluemly, Jr.
E. W. Bluemly, Jr. General Partner

By Charles R. Saunders
Charles R. Saunders, General Partner

STATE OF
COUNTY OF

see back for acknowledgment

I, _____ a Notary Public in and for said County in said State, hereby certify that whose name as _____ President of 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

day of

19

CAMPBELL & CAMPBELL

ATTORNEYS AT LAW

100 CHASE PARK SOUTH, SUITE 128

BIRMINGHAM, ALABAMA 35244

Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that E. W. Bluemly, Jr. and Charles R. Saunders, being all partners of C & G Development, an Alabama General Partnership, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of such conveyance, they in their capacity as such partners, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 31 day of JANUARY, 1986.

Arthur B. Fisher
Notary Public

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

1986 FEB -7 AM 10:29

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>19.00</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>25.00</u>

WARRANTY DEED

(Corporate form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF SHELBY

MICHAEL D. & CAROLYN C. POCUS

TO

C & G DEVELOPMENT

Recording Fee \$
Deed Tax \$

This form furnished by

LAND TITLE COMPANY OF ALABAMA
317 NORTH 20th STREET
BIRMINGHAM, ALABAMA 35203

Return to:

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