

1256

This Form furnished by:

**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) Daniel M. Spitler  
Attorney at Law

(Address) 108 Chandalar Drive  
Pelham, Alabama 35124



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 EIGHTY-SIX THOUSAND FIVE HUNDRED AND NO/100 (\$86,500.00) DOLLARS

to the undersigned grantor, **FULTON 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

LARRY W. MASTERS and wife, SANDRA D. MASTERS

(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 67, according to the survey of Navajo Hills, 7th Sector, as recorded in Map Book  
7, page 95 in the Office of the Judge of Probate of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Arrowhead Trail as shown by plat.  
Restrictions, covenants and conditions as set out in instrument recorded in Misc.  
Book 32 page 221 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company and South Central Bell as shown by  
instrument recorded in Deed Book 316 page 345 in Probate Office of Shelby County,  
Alabama.

Right of Way granted to South Central Bell by instrument recorded in Deed Book 324  
page 851 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 121 page 294 in Probate Office of Shelby County,  
Alabama.

\$77,850.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

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 May 19 86.

ATTEST:

Deed TAX 9.00  
Rec 2.50  
Jud 1.00  
12.50  
STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 MAY 20 AM 8:53

FULTON CONSTRUCTION CO., INC.

By Robert E. Fulton  
Robert E. Fulton, President

STATE OF ALABAMA  
COUNTY OF SHELBY

the undersigned

Robert E. Fulton  
President of

FULTON CONSTRUCTION CO., INC.

State, hereby certify that  
whose name is  
a corporation, is  
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

May

19 86.

Notary Public