

1569

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) ROBERT O. DRIGGERS

(Address) 1736 Oxmoor Road  
Birmingham, Al 35209

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

STATE OF ALABAMA }  
COUNTY OF JEFFERSON } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Six Thousand and no/100 Dollars

to the undersigned grantor, **DENMAN CONSTRUCTION COMPANY, 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

**ROBERT W. SANFORD and IRENE B. SANFORD**

(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 to-wit:**

Lot 14, according to the map and survey of Quail Run, Phase 3, as recorded in  
Map Book 7, Page 159 A & B, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1986 and thereafter.
  2. Thirty-five foot building line as shown by recorded plat.
  3. Five foot easement along Northerly side and seven and one-half foot easement  
along Westerly side and seven and one-half foot easement along Southwesterly  
side as shown by recorded plat for public utilities, sanitary sewers, storm  
sewers and storm ditches.
  4. Excepting therefrom title to all minerals of every kind and character, within and  
underlying the premises, together with mining rights and other rights, privileges and  
immunities relating thereto, as recorded in Volume 313, Page 409, in the said  
Probate office.
  5. Agreement with Shelby County Department of Health regarding sanitary sewer system  
as recorded in Misc. Volume 32, Page 214, in the said Probate Office.
  6. Restrictions as recorded in Misc. Volume 31, Page 968 and amended in Misc.  
Volume 38, Page 356 and in Misc. Volume 49, Page 32, in the said Probate office.
  7. Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 32,  
Page 220.
- (over)

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Cahaba Title, Inc.

**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 con-  
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said GRANTOR, by its Vice President, **RODNEY B. DENMAN**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of July 1986

ATTEST:

**DENMAN CONSTRUCTION COMPANY, INC.**  
By Rodney B. Denman V.P.  
**RODNEY B. DENMAN, Vice President**

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, **the undersigned** a Notary Public in and for said County in said  
State, hereby certify that **RODNEY B. DENMAN**  
whose name as **Vice President of DENMAN CONSTRUCTION COMPANY, 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 17th day of July 1986

Form ALA-33

Robert Driggers  
Notary Public  
My Commission expires 5/1/90.

\$84,800.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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

1986 JUL 21 PM 12: 52

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$	<u>21.50</u>
2. Mtg. Tax		—
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>27.50</u>

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Return to: ROBERT O. DRIGGERS  
1736 Oxmoor Road  
Birmingham, Al 35209

DENMAN CONSTRUCTION COMPANY, INC.

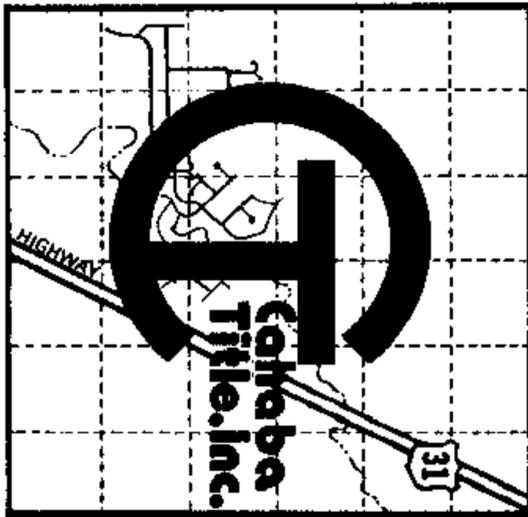
TO

ROBERT W. SANFORD and IRENE B. SANFORD

**WARRANTY DEED**

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

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$ \_\_\_\_\_  
Deed Tax \$ \_\_\_\_\_ \$

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