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984 REAL

616 PAGE 379

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7900
8500

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:
 Mr. Roy T. Craig
 1313 Fairway View Lane
 Birmingham, Alabama 35244

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

STATE OF ALABAMA)
)
 JEFFERSON COUNTY)
 (Bessemer Division)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY-NINE THOUSAND AND NO/100 DOLLARS (\$229,000.00) 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 whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROY T. CRAIG and wife, MARY E. CRAIG

(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 Jefferson and Shelby Counties, Alabama, to-wit:

Lot 712, according to the survey of Riverchase Country Club, 7th Addition Residential Subdivision, as recorded in Map Book 8 page 176 in the Probate Office of Shelby County, Alabama, and in Map Book 140 page 18 in the Probate Office of Jefferson County, Alabama; being situated partly in Jefferson and partly in Shelby Counties, Alabama.

SUBJECT TO:

Building setback line of 50 feet reserved from Fairway View Lane as shown by plat.

Public utility easements as shown by recorded plat, including an irregular easement on Westerly side.

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 127 page 140 and Deed Book 121 page 294, Probate Office of Shelby County, Alabama, and Volume 3636 page 127, Probate Office of Jefferson County, Alabama.

Right of way granted to Alabama Power Company by instrument recorded in Real 1 page 370 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables as recorded in Real 7 page 842 and covenants pertaining thereto, as recorded in Real 7 page 872 in Probate Office of Shelby County, Alabama.

Easement as set out in instrument recorded in Real 269 page 573 in Probate Office of Jefferson County, Bessemer.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14 beginning at page 536, as amended in Misc. Book 17, beginning at page 550 (Shelby County) and amended by Real 348 page 49 and Real 348 page 822 (Bessemer) and in Deed recorded in Deed Book 358 page 392 (Shelby County) and Notice of Compliance Certificate, as recorded in Misc. Book 34 page 549 (Shelby County) in Probate Office.

\$150,000.00 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 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 it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 18th day of August, 1986.

CALVIN REID CONSTRUCTION CO., INC.

BY: Calvin Reid
Calvin Reid, President

STATE OF ALABAMA)

SHELBY COUNTY)

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, on the day the same bears date.

Given under my hand and official seal this 18th day of August, 1986.



[Signature]
Notary Public

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

1986 SEP 15 AM 8:44

[Signature]
JUDGE OF PROBATE

1. Deed Tax	<u>\$24.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>

STATE OF ALA. JEFFERSON CO.
BESSEMER DIV. I CERTIFY
THIS INSTRUMENT WAS FILED ON

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AUG 26 9 55 AM '86

79.00
[Signature]
Judge of Probate