

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

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This instrument was prepared by:

(Name) William H. Halbrooks  
(Address) 704 Independence Plaza  
Birmingham Alabama 35209

Send Tax Notice to:

(Name) James E. Carroll  
(Address) Brenda C. Carroll  
5168 Jameswood Lane  
Birmingham Alabama 35244

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

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Three Thousand Five Hundred Dollars and no/100

to the undersigned grantor, Indianwood Building 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

Charles Devane Powell and Mary R. Powell  
(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 17, according to Map of Jameswood-First Sector, as recorded in Map Book 10, Page 45, in the Probate Office of Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the property described herein conveyed to mortgagors simultaneously herewith.

Subject to taxes, easements and restrictions of record.

\$130,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 it President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August 19 87

ATTEST:

Indianwood Building Company Inc.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

Secretary

INSTRUMENT WAS FILED

By

35.00

President Bill Kinnebrew

1987 SEP -8 AM 9:27

STATE OF ALABAMA

COUNTY OF Jefferson

JUDGE OF PROBATE

3. Recording Fee

4. Indexing Fee

2.50

1.00

36.50

TOTAL

a Notary Public is and for said County in said

I, the undersigned

Bill Kinnebrew

Indianwood Building Company Inc.

State, hereby certify that  
whose name as

its 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 is 31st day of August

19 87

4-21-88

William H. Halbrooks

BOOK 149 PAGE 773