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378

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Jeffrey R. Syphurs
(Address) 11 South Forty Road
Alabaster, Alabama 35007

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

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-TWO THOUSAND SEVEN HUNDRED FORTY-SEVEN AND NO/100 DOLLARS

to the undersigned grantor, **LIBERTY HOMEBUILDERS, 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

JEFFREY R. SYPHURS and wife, VANESSA VANESSA V. SYPHURS

(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 11, according to the survey of South Forty, a Residential Subdivision, as recorded in Map Book 11 Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from South Forty Road as shown by plat.

Public utility easements as shown by recorded plat, including 10 feet on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 181 Page 882 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 Page 121 and Deed Book 129 Page 46 in Probate Office.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 237 Page 378 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 167 Page 313 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 76 Page 81 and Deed Book 324 Page 391 in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 11 Page 102 in Probate Office.

Subdivision is to provide for construction of single family residences only, as shown by recorded plat.

\$82,105.00 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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of August 19 88.
LIBERTY HOMEBUILDERS, INC.

ATTEST:

BOOK

Secretary

By

Roger D. Massey

President - Roger D. Massey

STATE OF ALABAMA
COUNTY OF SHELBY

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JUDGE OF PROBATE

I, the undersigned
State, hereby certify that **Roger D. Massey**
whose name as **President of Liberty Homebuilders, 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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 2nd day of August

19 88.

1/25/90

My Commission Expires

[Signature]
Notary Public