

2171

SEND TAX NOTICE: SAME **CIULLA, JR.**
227 LAUREL CLIFF CIR.
PELHAM, AL 35124

This instrument was prepared by

(Name) **JAMES R. MONCUS, JR., ATTORNEY**
1318 ALFORD AVENUE, SUITE 102
(Address) **BIRMINGHAM, ALABAMA 35226**

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

(\$67,000.00)

That in consideration of SIXTY-SEVEN THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, **NICHOLS AND HILL CONSTRUCTION COMPANY, 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

SAMUEL A. CIULLA, JR. AND JULIE A. VACARELLA

(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.**

**LOT 28, ACCORDING TO LAUREL CLIFFS, FIRST ADDITION, AS RECORDED IN MAP BOOK 12,
PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY
COUNTY, ALABAMA.**

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

(\$53,600.00) OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN
CLOSED SIMULTANEOUSLY HERewith.

BOOK 207 PAGE 34

1. Deed Tax \$ 13.50
2. Mtg. Tax _____
3. Recording Fee 25.00
4. Indexing Fee 4.00
TOTAL 42.50

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, **WILLIAM D. NICHOLS**,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **23RD** day of **SEPTEMBER** 19 **88**

ATTEST:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

NICHOLS AND HILL CONSTRUCTION COMPANY, INC.

By **WILLIAM D. NICHOLS** President

88 SEP 30 PM 2:05

STATE OF ALABAMA
COUNTY OF JEFFERSON

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

THE UNDERSIGNED AUTHORITY

a Notary Public in and for said County in said

I, **WILLIAM D. NICHOLS**
State, hereby certify that **President of NICHOLS AND HILL CONSTRUCTION COMPANY, INC.**
whose name as **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 the **23RD** day of **SEPTEMBER** 19 **88**

Notary Public