

This instrument was prepared by

(Name) William H. Halbrooks 1080

(Address) 1933 Montgomery Highway

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty-Six Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jeff Griffis, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Edward Hall and wife, Lisa D. Hall

(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:

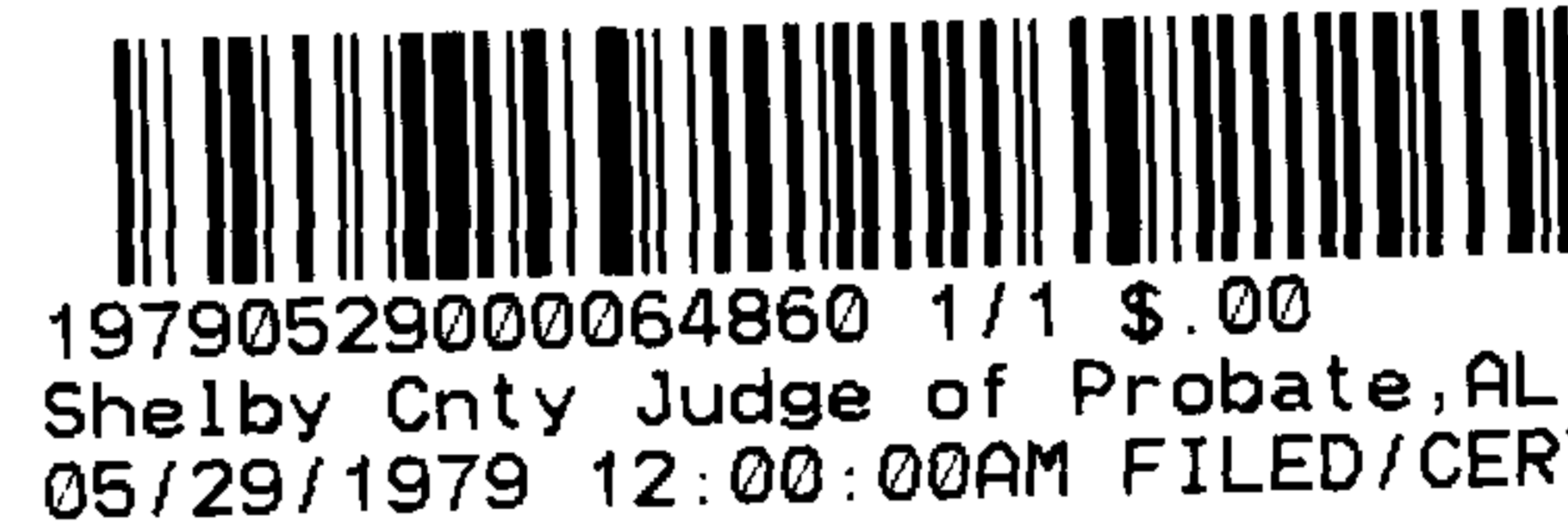
Lot 50 according to the survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 30' building line as shown by recorded map.
3. 10' easement on north and 7.5' easement on east as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Vol. 312, page 157, in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Vol. 24, page 847, in said Probate Office.

\$56,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 319 PAGE 766



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 I (we) do for myself ~~and my~~ and for my ~~and my~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~and my~~ heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of May, 1979.

WITNESS: [Seal] [Signature: Jeff Griffis] [Seal] [Seal] [Seal]

STATE OF ALABAMA } Rec-150 Security 392-75 }
Jefferson COUNTY } Ind 100 }
350 } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Griffis, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, A. D., 1979.

[Signature: William H. Halbrooks] Notary Public.

Carley, M... Halbrooks & Co.