

This instrument was prepared by

404

This Form furnished by:

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124

**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Road  
P. O. Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
Safeco Title Insurance Co  
TELEPHONE: 988-5600

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-**

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and No/100 (\$100,000.00)----- DOLLARS  
\$50,000.00 cash and \$50,000.00 mortgage on other property  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Estate of Sam Shafferman, Deceased

(herein referred to as grantors) do grant, bargain, sell and convey unto  
McMurray L. Griffith and Maizie G. Griffith

(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:

Begin at the Southeast corner of Southwest Quarter of Northeast Quarter of Section 21, Town-  
ship 22 South, Range 3 West, and go Northward along the East side of same 882.63 feet; thence  
turn an angle of 88 deg. 28 min. to the left 540.79 feet to the point of beginning; thence  
continue Westward along this line 430.00 feet; thence at an angle of 94 deg. 40 min. to the  
left 93.36 feet; thence at an angle of 85 deg. 20 min. to the left 30 feet; thence at an  
angle of 30 deg. 00 min. to the right 29.54 feet; thence at an angle of 30 deg. 00 min. to  
the left 375.62 feet; thence at an angle of 94 deg. 40 min. to the left 108.18 feet to the  
point of beginning.

ALSO, begin at the Southeast corner of the Southwest Quarter of Northeast Quarter, Section 21,  
Township 22 South, Range 3 West, and go Northward along the East side of same 882.63 feet;  
thence at an angle of 88 deg. 28 min. to the left 540.79 feet; thence at an angle of 94 deg.  
40 min. to the left 158.29 feet to the point of beginning; thence continue along this line  
South 108.18 feet; thence at an angle of 94 deg. 40 min. to the right and run Westerly 400  
feet; thence an angle of 85 deg. 20 min. to the right 123.03 feet; thence an angle of 124 deg.  
40 min. to the right 29.54 feet; thence an angle of 30 deg. to the left 375.62 feet to the  
point of beginning.

Situated in Shelby County, Alabama. Subject to easements and restrictions of record.

As part of the consideration herein, the Grantees herein assume and agree to pay the out-  
standing indebtedness secured by the real estate mortgages from Sam Shafferman and/or Fay B.  
Shafferman to the United States of America, acting through the Farmers Home Administration  
and filed for record on May 26, 1969 in Book 311 at Page 623 and November 21, 1969 in Book 312  
at Page 830, Office of the Judge of Probate of Shelby County, Alabama. Said real estate  
mortgages have been amended by an Assumption Agreement (Form FmHA 460-9), executed by the  
Grantees herein.

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 (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
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 8th  
day of July, 1983.

WITNESS:

..... (Seal)  
..... (Seal)  
..... (Seal)

*Faye B. Shafferman* (Seal)  
FAYE B. SHAFFERMAN, Executrix of the  
Estate of SAM SHAFFERMAN, Deceased (Seal)  
..... (Seal)

STATE OF ALABAMA }  
..... COUNTY }

General Acknowledgment

I, ....., a Notary Public in and for said County, in said State,  
hereby certify that  
whose name ..... signed to the foregoing conveyance, and who ..... known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance ..... executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this ..... day of ..... A. D., 19.....

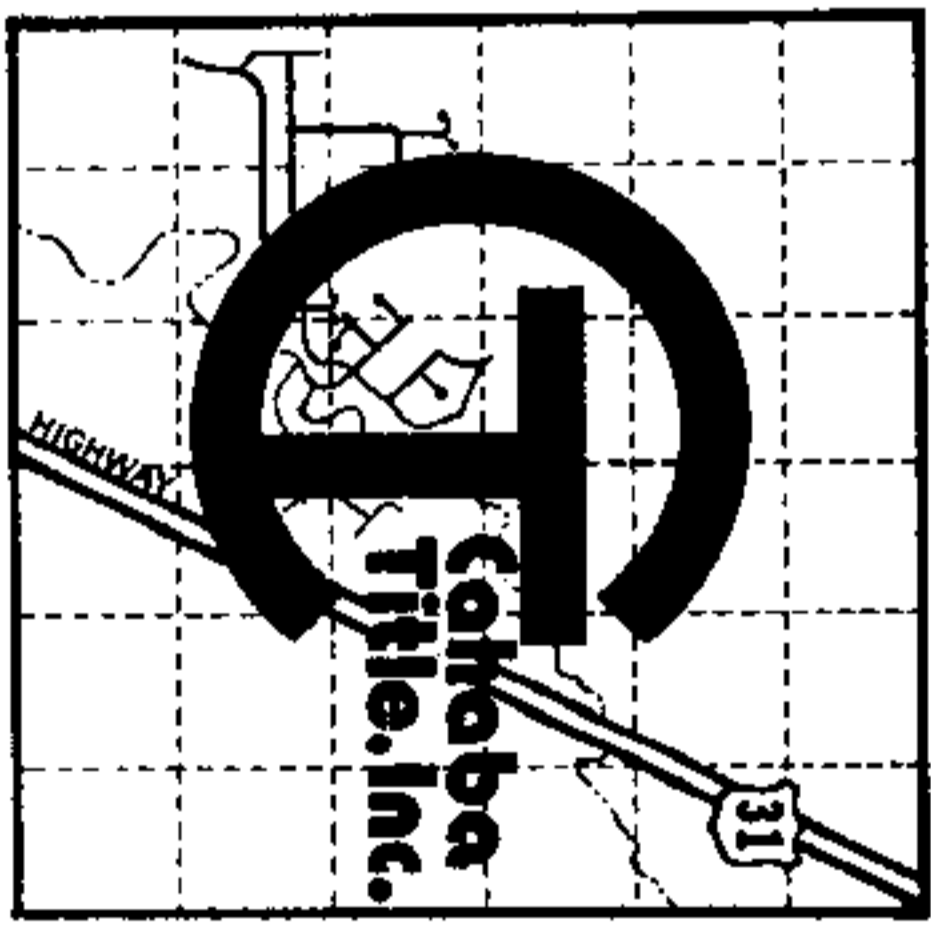
*Daniel M. Spitzer*

BOOK 348 PAGE 371

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
See Mtg 311-6233 3/2-830  
1983 JUL 12 AM 8:23

Deed tax 50.00  
Rec. 3.00  
Ad. 1.00  
54.00

*[Signature]*  
JUDGE OF PROBATE



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

Policy Issuing Agent for  
Safeco Title Insurance Co.  
TELEPHONE: 988-5600

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR**

TO

Return to: **DANIEL M. SPITLER**  
ATTORNEY AT LAW  
1972 Chandalar Office Pk.  
PELHAM, ALABAMA 35124

STATE OF ALABAMA )  
COUNTY OF Calhoun )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Faye B. Shafferman, whose name as Executrix of the Estate of Sam Shafferman, Deceased, 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, she, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of July, 1983.

*[Signature]*  
Notary Public