

This instrument was prepared by

(Name) Gene W. Gray, Jr., Attorney at Law

(Address) 2100 SouthBridge Parkway, Suite 650, Birmingham, Alabama 35209

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,

That in consideration of One Hundred Seventy-Five Thousand and No/100-----
----- (\$175,000.00) -----

to the undersigned grantor, JM Williams Construction Co., 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

Joseph J. Duffey, Jr. and Karen S. Duffey

(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 .

Lot 42, 2nd Sector, according to the Survey of Atladena Woods, 2nd and 5th Sector,
as recorded in Map Book 10, page 54 A & B in the Probate Office of Shelby County,
Alabama and also recorded in Map Book 151, Page 25 A & B in the Office of the Judge
of Probate of Jefferson County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject To:

Advalorem taxes for the year 1991 which are a lien but are not due and payable until
October 1, 1991;
Existing easements, restrictions, set-back lines, rights of way, limitations, if any,
of record.

\$140,000.00 of the consideration was paid from the proceeds of a mortgage loan.

1. Deed Tax	\$ 30.00
2. Misc Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 36.50

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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Mark T. Williams
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December 19 90

JM Williams Construction Co., Inc.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By Mark T. Williams President

STATE OF ALABAMA
COUNTY OF JEFFERSON

91 JAN -4 AM 9:55

I, the undersigned, Notary Public in and for said County in said
State, hereby certify that Mark T. Williams
whose name as President of JM Williams Construction Co., 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,

Given under my hand and official seal, this the 18th day of December 19 90

Notary Public