

SEP-16-96 MON 10:20
Send tax notice to:
Robert Randall Chafin
216 Windchase Drive
Birmingham, AL 35242

JOHN R. HOLLEMAN

FAX NO. 663 9464

P. 02/04

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 968-6600
Policy Issuing Agent for
SAFECO Title Insurance Company

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

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Six Thousand and no/100 (\$206,000.00)-----Dollars

to the undersigned grantor, First Federal Bank, A Federal Savings Bank a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert Randall Chafin and wife, Donna W. Chafin

(herein referred to as GRANTEE) 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 51, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook,
as recorded in Map Book 18, Page 55 A & B, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 185,400.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-30813
09/18/1996-30813
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 29.50

TO HAVE AND TO HOLD, To the said GRANTEE 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Charles G. Wolbach
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of September 1996

ATTEST:

First Federal Bank, A Federal Savings Bank

Donna W. Chafin
Secretary

By *Charles G. Wolbach*
Charles G. Wolbach President

STATE OF Alabama }
COUNTY OF Tuscaloosa }

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Charles G. Wolbach
whose name as President of First Federal Bank, A Federal Savings Bank
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 16th day of September 1996

Form ALA-33

Jerry L. Lanier
My Commission Expires 8-28-00
Notary Public

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