This instrument was prepared by

(Name) William J. Wynn 359

(Address) 621 City Federal Building, Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Eighty Four Thousand & No/100 Dollars

to the undersigned grantor, L. S. Ward, 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

James R. Griffith & Wife, Geraldine S. 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:

Lot 61, according to the survey of Quail Run, as recorded in Map Book 7, page 22, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1979.
2. Easements, restrictions, building line, agreements, if any, of record.

319 445

$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

See Mtg 391-359

deed 34.00
rec. 1.50
ind 1.00
36.50

19790510000057010 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/10/1979 12:00:00AM FILED/CERT

MAY 10 AM 8:02

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 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 encumbrances,

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, L. S. Ward, Inc. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of May 1979

ATTEST: Robert T. Dow
Secretary

By L. S. WARD
President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that L. S. Ward whose name as President of L. S. Ward, 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 4th day of May 1979

Notary Public

W. J. Wynn
621 City Federal Bldg
Birm. Ala. 35203