Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 Ninety-two Thousand Five Hundred and no/100----Dollars

to the undersigned grantor, Sherwood Stamps 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

Richard A. Franey and wife, Deanna S. Franey

(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 60, according to the survey of QUAIL RUN, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

$74,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 320 PAGE 446

19790703000083560 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/03/1979 12:00:00AM FILED/CERT

JUL -3 PM 8 36

Deed 18.50
Rec. 1.50
Ind. 1.00
21.00

See mtg. 393-385

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, Sherwood Stamps who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of June 19 79

ATTEST:

Secretary

Sherwood Stamps Construction Co., Inc.

By Sherwood Stamps
President

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sherwood Stamps whose name as President of Sherwood Stamps 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 29th day of June 19 79

Notary Public

Form ALA-33