

This instrument was prepared by

(Name) Lamar Ham, Attorney at Law
(Address) 3512 Old Montgomery Highway, Homewood, AL 35209



19811006000106910 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/06/1981 00:00:00 FILED/CERTIFIED

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 Thousand and no/100 (\$100,000.00) Dollars

to the undersigned grantor, M.E. Padgett Construction Company a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

David S. Baskin and Jean L. Baskin

(herein referred to as GRANTEEES) 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 115, according to Fourth Addition, Riverchase West Residential Subdivision, as
recorded in Map Book 7, Page 156, in the Probate Office of Shelby County,
Alabama.

Subject to current taxes, easements agreements, covenants and restrictions of
record.

\$80,000.00 of the above recited consideration was provided by a mortgage loan
closed simultaneously herewith.

BOOK 335 PAGE 348

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, M.E. Padgett
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 1981

ATTEST:

M.E. PADGETT CONSTRUCTION COMPANY

By M.E. Padgett President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1981 OCT -6 AM 8:19
see H16-17

Deed TAX 20.00
Rec 1.50
Ind 1.00
Total 22.50

I, the undersigned JUDGE OF PROBATE, a Notary Public in and for said County in said
State, hereby certify that M.E. Padgett
whose name as President of M.E. Padgett Construction Company
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, M.E. Padgett Construction Company

Given under my hand and official seal, this the 30th day of September 19 81

✓ LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

My Commission Expires 11-9-81