

This instrument was prepared by

(Name) Norman K. Brown, Attorney

(Address) 1818 Third Avenue, North, Bessemer, Alabama 35020

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty-Two Thousand, Five Hundred and no/100 Dollars (\$52,500.00

to the undersigned grantor, MetroBank, an Alabama Banking Corporation 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

John N. Sfakianos, an unmarried man

and Rebecca J. Batton, an unmarried woman

(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 20, according to the Survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7, in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: \$47,200.00 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

NOTARY PUBLIC
SHELBY COUNTY, ALA.
JUL 13 1982

1982 JUL 13 AM 10:51

Deed 5.50

Rec. 1.50

Sub. 1.00

8.00

JUDGE OF PROBATE

Deed mtg. H21-775

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, unless otherwise noted above, 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 VicePresident, W. H. Isbell, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of July 1982

ATTEST:

MetroBank, an Alabama Banking Corporation

By W. H. Isbell, Jr.
W.H. Isbell, Jr., its Vice-President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that W. H. Isbell, Jr., whose name as Vice - President of MetroBank, an Alabama Banking Corporation 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 9th day of July 1982.

Notary Public

PUBLIC

JUL 26 1982