

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar 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

19830104000001070 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/04/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand Five Hundred and no/100 (\$37,500.00) DOLLARS

to the undersigned grantor, Warner Riggs Construction Company, 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

Stephen H. Lee and Bette J. Lee

(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:

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Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, thence run Easterly along the South line of said Quarter-Quarter 447.92' to the point of beginning of the property being described, thence continue along last described course 200.0' to a point on the West bank of Buck Creek, thence 139° 34' 18" left and run Northwesterly along creek bank 57.20' to a point, thence 7° 32' right and continue along creek bank 122.0' to a point, thence 5° 09' right and continue along creek bank 94.0' to a point, thence 12° 30' left and continue along creek bank 21.70' to a point, thence 86° 24' 36" left and run Southeasterly 156.87' to a point, thence 90° 0' left and run Southeasterly 150.0' to the point of beginning, containing .76 acre.

Subject to easements, restrictions and rights-of-way of record.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the _____ day of _____ 19

ATTEST:

WARNER RIGGS CONSTRUCTION COMPANY, INC.

By H. E. Riggs
H. E. RIGGS PresidentSTATE OF ALABAMA }
COUNTY OF SHELBY }

1983 JAN -4 AM 8:44

Rec'd 1.50
Jud 1.00
2.50

Thomas W. Anderson, Jr.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that H. E. Riggs
whose name as President of Warner Riggs Construction Company, 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 30th day of December

Form ALA-33

Daniel M. Spitler

[Signature]
NOTARY 1982.
Notary Public