

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-7 Rev. 8-78

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 Seventy-Five Thousand Five Hundred and no/100th (\$75,500.00)

to the undersigned grantor, Benny Griffin Construction, 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

Kevin S. Sullivan and wife, Barbara Ruth Sullivan

(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 6, Block 1, Indian Wood Forest, Second Sector, as recorded in Map Book 7 Page 83 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$71,700 of the above recited purchase money was paid by a mortgage loan closed simulatenously herewith.

GRANTOR'S ADDRESS:

Route 4 Box 988

Clanton, Alabama 35045

GRANTEES' ADDRESS:

4702 Paleo Place

Helena, Alabama 35080

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Vol 428-672
1983 MAR 29 AM 8:39

Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

Deed tax 4.00
Rec. 1.50
Ad. 1.00
6.50

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 President, Benny J. Griffin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of March 1983

ATTEST:

BENNY GRIFFIN CONSTRUCTION, INC.

By Benny J. Griffin President

Secretary

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Benny J. Griffin whose name as President of Benny Griffin Construction, 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 25th day of March 1983

Notary Public