

This instrument was prepared by

(Name) ✓ COURTNEY H. MASON, JR., ATTORNEY AT LAW

(Address) P. O. BOX 1007, ALABASTER, ALABAMA 35007

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 SEVENTY-NINE THOUSAND EIGHT HUNDRED AND NO/100TH (\$79,800.00) DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, INC.

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

KENNETH E. GRIFFIN AND WIFE, SUSAN S. GRIFFIN

(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 96, according to the survey of Southern Pines - Third Sector as recorded in Map Book 7 Page 162 in the Probate Office 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.

\$70,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:

GRANTEES' ADDRESS:

P. O. Box 9
Pelham, Alabama 35124

5044 Shelby Drive
Helena, Alabama 35080

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1583 JUN -1 PM 3:58
J. Thomas A. Shanderson, Jr.
CLERK OF PROBATE

Rec. 1000
Dec. 150
Ind. 100
1250

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, ROY L. MARTIN who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31ST day of MAY 19 83

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

By Roy L. Martin
President

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED

State, hereby certify that ROY L. MARTIN

whose name as THE President of ROY MARTIN 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 31ST day of

MAY

19 83

Notary Public