

This instrument was prepared by

(Name) Earl C. Bloom, Jr., Attorney
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Jefferson Land Title Services Co., Inc.
315 21ST NORTH • P. O. BOX 18481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND NO/100 (\$180,500.00) DOLLARS

to the undersigned grantor, Osborn Enterprises, 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

John C. Thomas, III and Barbara J. Thomas

(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 28, Block 2, according to the Plat of Woodford, a subdivision of Inverness,
as recorded in Map Book 8, Page 51 A, B, C & D, in the Office of the Judge of
Probate of Shelby County, Alabama.

Except as follows:

1. Ad valorem taxes for the year 1983, which are a lien but not yet due or payable.
2. 10 foot easement along the Northerly line as shown on recorded map.
3. Agreement with Alabama Power Company for Underground Residential Distribution System
as set out in Misc. Book 38, Page 455.
4. Restrictions appearing of record in Misc. Book 38, Page 380 and Misc. Book 38, Page 454.
5. Right of way granted to Alabama Power Company by instrument recorded in Deed Book
331, Page 845.
6. Title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges and immunities relating thereto as recorded in
Deed Book 304, Page 756.

\$135,350.00 of purchase price recited above was paid by 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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gary S. Osborn,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of June 19 83.

~~WITNESSES:~~

STATE OF ALA SHELBY CO.

OSBORN ENTERPRISES, INC.

By Gary S. Osborn 6/23/83
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 JUN 29 PM 12:29
Mtg 433-39

Deed TAX 45.50
Rec 1.50
Incl 1.00
48.00

I, Earl C. Bloom, Jr.,
State, hereby certify that Gary S. Osborn,
whose name as President of Osborn Enterprises, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 23rd day of

June,

19 83

Earl C. Bloom, Jr.
Notary Public