2.50

This instrument was prepared by MARTIN CZEM (Address) 3 Office Park Circle, Suite 240, Birmingham, Alabama 35223 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR Form 1-1-7 Rev. \$-70 LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS. COUNTY OF FOURTEEN THOUSAND ONE HUNDRED SEVENTY FIVE AND NO/160 (#14,175.00) DOLLARS That in consideration of to the undersigned grantor. SHELBY RIDGE DEVELOPMENT COMPANY, A PARTNERSHIP (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 LEO JAMES BUILDER, INC. (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, SHELBY COUNTY, ALABAMA situated in OT 65,ACCORDING TO THE BURVEY OF MEADOW BROOK, 4TH SECTOR AS RECORDED IN MAP BOOK 7, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith. I CERTIFY THIS Dealty - 137-11-12-11 WAS FILED

See 100tg 435-pg-256 Rec 150
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LA. 100 JUDGE OF PROBATE 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. William H. Clem and K. Bryson Veygand as partners of IN WITNESS WHEREOF, the said GRANTOR, by XXX who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of 19 83 SHELBY RIDGE DEVELOPMENT COMPANY ATTEST: STATE OF ALABAKA yn Weygand COUNTY OF JEFFF-RSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that William M. Clem and K. Bryson Weygend. as Partners of Shelby Ridge Development. a partnership

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

13th day of

1983 No This Vy Markey