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american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 20814, Birmingham, AL 35216

SEND TAX NOTICE TO:

Daniel Ticson

5295 South Broken Bow Dr.

Birmingham, AL 35243

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

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Three Thousand Three Hundred and no/100-----Dollars

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

Daniel Ticson and wife, Joyce A. Ticson

(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 66, according to Broken Bow, First Addition, Second Phase,
 as recorded in Map Book 8, Page 139, in the Probate Office of
 Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$79,100.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously herewith.

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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,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of February 19 84

ATTEST:

BENNY GRIFFIN CONSTRUCTION, INC.

By

Benny Griffin

President

STATE OF Alabama
 COUNTY OF Jefferson

NOTARY PUBLIC, SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1984 MAR -7 AM 8:50

SHELBY CO. #44-538

I, the undersigned
 State, hereby certify that Benny 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 28th day of February 19 84