



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988 5600



AGENT FOR

**ST. PAUL TITLE**

This instrument was prepared by

(Name) DANIEL M. SPITLERAttorney at Law(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

293

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 Sixty Four Thousand Nine Hundred and No/100 (\$64,900.00) 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

**Floyd L. Rowell and Jo Beth Rowell**

(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 2, Block 1, according to the survey of Hamlet as recorded in Map Book 8  
Page 34 in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

Subject to mineral and mining rights and rights pertaining thereto as recorded  
in Deed Book 350 Page 692 in Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

\$61,650.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

BOOK 354 PAGE 499

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 30th day of March 19 84.

ATTEST:

Deed Tax 3.50  
Rec 1.50  
Jud 1.00  
5.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT AS FILED

BENNY GRIFFIN CONSTRUCTION, INC.

By Benny Griffin  
BENNY GRIFFIN

Pres.  
President

STATE OF ALABAMA  
COUNTY OF SHELBY

1984 APR -5 AM 8:49  
See Mtg 446-372  
JUDGE OF PROBATE

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 for and as  
the act of said corporation,

Given under my hand and official seal, this the 30th day of March

Form ALA-33

Daniel M. [redacted] er

Notary Public