

This instrument is prepared by

(Name) JAMES G. STEVENS

(Address) 2017 Morris Avenue



Jefferson Land Title Services Co., Inc.

216 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five thousand dollars (\$25,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roy E. Griffin, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto Lynn T. Baxter

John C. Baxter and wife

(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 21 of the Cahaba River Estate as recorded in the Probate Office of Shelby County, Alabama.

Subject to any and all easements and restrictions of record.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Roy E. Griffin have hereunto set 5 hand(s) and seal(s), this 5 day of April, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1984 APR -5 PM 12:25

(Seal)

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, James G. Stevens, a Notary Public in and for said County, in said State, hereby certify that Roy E. Griffin and John C. Baxter whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of April, A. D., 1984.

Form ALA-31

3440 Hartwood Circle
Appt N° 118
Hoover AL 35216

Notary Public.