

This instrument was prepared by

(Name) ✓ Courtney H. Mason, Jr.

(Address) 1442 Montgomery Highway



SEND TAX NOTICE TO:
Ricky W. McQuiston
3206 Garden Walk
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Five Thousand 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

Ricky W. McQuiston and wife, Suzanne W. McQuiston

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 4 in Block 7, according to survey of Sunny Meadows, as
recorded in Map Book 8, Page 18 A, B & C in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$80,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 pre-
mises, that they are free from all encumbrances,

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, Benny Griffin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of May 19 84

ATTEST:

BENNY GRIFFIN CONSTRUCTION, INC.

STATE OF Alabama
COUNTY OF Jefferson

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

By Benny Griffin President

I, the undersigned Notary Public
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, and being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same with the
act of said corporation,

Given under my hand and official seal, this the 10th day of May