

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, AL 35007



This form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydate Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600



AGENT FOR
ST PAUL TITLE

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 EIGHTY THOUSAND AND NO/100TH DOLLARS (\$80,000.00)-----

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

LONNIE B. SMITH AND WIFE, MELBA H. SMITH

(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 94, according to survey of Broken Bow, Fourth Addition, as recorded in Map Book 8 page 163, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$68,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, Alabama 35124

GRANTEES' ADDRESS: 3221 Chicksaw Lane, Birmingham, Alabama 35243

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see entry 448-901
1984 MAY 18 PM 3 58
Thomas A. Sullivan, Jr.
JUDGE OF PROBATE

Deed tax 12.00
Rec 1.50
Ind 1.00
14.50

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,

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 18th day of May 19 84

ATTEST:

BENNY GRIFFIN CONSTRUCTION, INC.

By Benny Griffin President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

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, and 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 18th day of May

Form ALA-33

Notary Public