

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-SIX THOUSAND NINE HUNDRED AND NO/100TH DOLLARS (\$96,900.00)-----

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

JAMES F. HENRY AND WIFE, MARIANNA G. HENRY
(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 2, Block 8 according to the 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 existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$87,210.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 5261 Sunny Meadows Drive, Birmingham, AL 35243

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL 23 PM 1:39
see Mtg 452-737
Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

deed tax - 10.00
Rec. 2.50
Ind. 1.00
13.50

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 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 20th day of July 19 84

ATTEST:

BENNY GRIFFIN CONSTRUCTION, INC.

Secretary

By

Benny Griffin

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County in said 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 20th day of July 19 84

My Commission Expires April 9, 1987

Notary Public