

This instrument prepared by 114

This instrument prepared by:

(Name) COURTNEY H. MASON, JR.

Cahaba Title, Inc.

(Address) BIRMINGHAM, ALABAMA

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-SEVEN THOUSAND FIVE HUNDRED AND NO/100TH (\$97,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

HILLARY H. HENDERSON, A MARRIED MAN, AND WILLIAM A. MADDOX, JR., A MARRIED MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

TERRY D. SUTPHIN AND WIFE, ALICE F. SUTPHIN

(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 16, in Block 1, according to the survey of Sunny Meadows, Phase Two, as recorded in Map Book 8 page 19 A & B 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.

\$87,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5277 Meadow Garden Lane, Birmingham, AL 35244

THE SELLERS AFFIRM THAT THE ABOVE PROPERTY IS NOT THEIR HOMESTEAD. THEIR HOMESTEAD ADDRESSES ARE AS FOLLOWS:

HILLARY H. HENDERSON: 7604 Overbrook Circle, Birmingham, AL 35213

WILLIAM A. MADDOX, JR.: 125 Spring Street, Birmingham, AL 35213

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, WE have hereunto set OUR hand(s) and seal(s), this 27TH day of JULY, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

453-07
1984 JUL 27 PM 3:56

JUDGE OF PROBATE

Deed tax - 10.00

(Seal)

(Seal)

(Seal)

HILLARY H. HENDERSON

WILLIAM A. MADDOX, JR.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that HILLARY H. HENDERSON, A MARRIED MAN, AND WILLIAM A. MADDOX, JR., A MARRIED MAN whose name S 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 THEY HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27TH day of JULY, A. D. 1984.