

This instrument was prepared by

This Form furnished by:

(Name) COURTNEY H. MASON, JR., P.A.

P. O. BOX 360187

(Address) BIRMINGHAM, AL 35235-0187

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Peiham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance

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 EIGHTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100TH (\$88,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM H. JENKINS, II AND WIFE, ANNE T. JENKINS

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

DON R. GRIFFIN AND WIFE, PATSY D. GRIFFIN

(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 19, according to Homestead, First Sector as recorded in Map Book 6, Page 9, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$48,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 006 PAGE 78

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 day of OCTOBER 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

(Seal)

1984 OCT 22 AM 9 22

See Mtg 006-19

(Seal)

JUDGE OF PROBATE

(Seal)

RECORDING FEES

DEED TAX

Recording Fee \$ 2.50

Index Fee

1.00 General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, THE UNDERSIGNED TOTAL \$ 43.50

hereby certify that WILLIAM H. JENKINS, II AND WIFE, ANNE T. JENKINS

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 day of OCTOBER 19 84