

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8038
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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-FIVE THOUSAND ONE HUNDRED AND NO/100TH (\$85,100.00) DOLLARS

to the undersigned grantor, WAYNE RUSSELL BUILDERS, 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

MICHAEL ROBERT SPRINGROSE AND WIFE, SALLY SPRINGROSE
(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 80, according to the survey of Sunny Meadows, 2nd Sector, as
recorded in Map Book 9 page 1 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.

\$80,800.00 of the above-recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

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

GRANTEES' ADDRESS: 5245 Sunny Meadows Dr., Birmingham, AL 35243

I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 31 PM 3:36

see Mtg 007.120

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL		8.00

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 con-
tingent 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 encum-
brances,

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, WAYNE RUSSELL
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October 19 84

ATTEST:

WAYNE RUSSELL BUILDERS, INC.

By

Wayne Russell
WAYNE RUSSELL

President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that WAYNE RUSSELL
whose name as THE President of WAYNE RUSSELL BUILDERS, 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 30TH day of OCTOBER, 19 84

Form ALA-33

Notary Public