

This instrument was prepared by 1242 PLEASE SEND TAX NOTICE TO: Jon Michael Craddock & Tracey Lee Craddock  
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW ADDRESS: 4927 Meadowbrook Way  
2100 11th Avenue North B'ham, AL 35243  
(Address) Birmingham, Alabama 35234

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

(\$98,750.00)

That in consideration of Ninety Eight Thousand Seven Hundred Fifty and no/100 Dollars

to the undersigned grantor, Leo James 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

Jon Michael Craddock and wife, Tracey Lee Craddock

(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 42-A, according to the Resurvey of Lots 42, 70, 91, 92, and 94, according to the Survey of Meadow Brook, Second Sector, Phase One, as recorded in Map Book 7, Page 127, in the Probate Office of Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

Situated in Shelby County, Alabama.

BOOK 009 PAGE 970

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 NOV 28 AM 9:42

*Thomas A. Swindley, Jr.*  
JUDGE OF PROBATE

#### RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>See 009-971</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>3.50</u>

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, Leo James  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of November 19 84.

ATTEST:

LEO JAMES BUILDERS, INC.

By

*Leo James*

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that Leo James  
whose name as President of

Leo James 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 19th day of November

19 84.

Notary Public