

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
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 ONE HUNDRED THIRTY THOUSAND FIFTY THREE AND 50/100th (\$130,053.50) DOLLARS

to the undersigned grantor, BAMA 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 H. SHEPHERD AND WIFE, KATHY K. SHEPHERD

(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 31, Riverchase West Third Addition Residential Subdivision, as recorded in Map
Book 7, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$115,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Grantees' Address: 728 Whippoorwill Drive, Birmingham, Alabama 35244

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BOOK

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, Michael L. Wood
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of March 19 85

ATTEST:

JAMES R. POWERS
STATE OF ALABAMA }
COUNTY OF SHELBY }
BAMA BUILDERS, INC.
By Michael L. Wood
MICHAEL L. WOOD President

STATE OF ALABAMA }
COUNTY OF SHELBY }

1985 MAR -6 AM 8:34

Deed TAX 15.50
Rec 2.50
Ins 1.00
19.00

I, THE UNDERSIGNED
State, hereby certify that MICHAEL L. WOOD
whose name as THE President of BAMA 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 4TH day of

Form ALA-33

NOTARY PUBLIC
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Notary Public