

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(Address) Birmingham, Al 35236-0187



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 SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100TH (\$79,900.00) DOLLARS

to the undersigned grantor, BENNY GRIFFIN CONSTRUCTION, 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

ROGER D. GRIGGS AND WIFE, KATHERINE E. GRIGGS

(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 1, Block 5, according to the survey of Dearing Downs, Second Addition,
as recorded in Map Book 9 page 33 in the Office of the Judge of Probate 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.

\$75,900.00 of the above-recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

Grantees' Address: 1119 Townhouse Road, Helena, Alabama 35080

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

1985 JUN 20 PM 2:22

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

Rec. 250
Ind 100
350

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, BENNY GRIFFIN
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of June, 19 85.

BENNY GRIFFIN CONSTRUCTION, INC.

ATTEST:

By *Benny Griffin*
BENNY GRIFFIN President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that BENNY GRIFFIN
whose name as THE President of BENNY GRIFFIN CONSTRUCTION, 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 18th day of JUNE, 19 85.