

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Peiham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

This instrument was prepared by

(Name) Courtney H. Mason, Jr.(Address) PO Box 360187Birmingham, 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 One hundred forty three thousand four hundred and NO/100THS (\$143,400.00)

to the undersigned grantor, Thurman Wilson Homebuilders, 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 untoLance E. Radbill and wife, Ruth M. Radbill

(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 14, according to the map and survey of Meadow Brook Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

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

\$110,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 3653 Cumberland Trace, Birmingham, Alabama 35243.

RECORDING FEES

STATE OF ALA. EMPLOYED
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL -3 PM 1:50

Thomas W. Wilson, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		<u>33.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>37.00</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, Thurman Wilson, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July 1985

THURMAN WILSON HOMEBUILDERS, INC.

ATTEST:

By Thurman Wilson, Jr. PresidentSTATE OF ALABAMA
COUNTY OF SHELBY

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Thurman Wilson, Jr.
whose name as the President of Thurman Wilson Homebuilders, 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 first day of July 1985.

Form ALA-33

Notary Public

My Commission Expires April 9, 1987

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