

This Form furnished by:

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) Diane Smith

167

(Address) 100 Cedar Cove Dr., Pelham, AL 35124

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 Fifteen Thousand Four Hundred and no/100 (\$15,400.00) Dollars

to the undersigned grantor, Franklin Properties, 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

Cathey, Phillips Builders, Inc.

(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,

Lot 4, Block 2, Cedar Cove, Phase II, as recorded in Map Book 9, Page 111.

Subject to:

- 1) setback lines and easements recorded in Map Book 9, Page 111,
- 2) restrictions recorded in Real Book 046, Pages 313 through 321,
- 3) any unrecorded utility easements.

\$ 15,400.00 of the purchase price was paid from a mortgage filed simultaneously herewith.

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, Franklin Dean Smith
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of January 1986

ATTEST:

Rec 2.50
Ind 1.00
3.50

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

By

Franklin Dean Smith
President

STATE OF
COUNTY OF

1986 JAN -3 PM 3:52

I, *Thomas A. Sanders, Jr.*
State, hereby certify that *Franklin Dean Smith*
whose name as President of Franklin Properties, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 2nd day of January

1986

Form ALA-33

F.N.B.C.

Rebecca Sanders
Notary Public

My Commission Expires August 26, 1989