

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

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

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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.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES 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 GRANTEEES) 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.

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

TO HAVE AND TO HOLD. To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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
and 1.00
3.50

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

By Franklin Dean Smith
President

STATE OF
COUNTY OF

1986 JAN -3 PM 3:52

I, Franklin Dean Smith,
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.

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

1986

Rebecca Sanders
Notary Public

My Commission Expires August 26, 1989