

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 891
(Name) ROBERT O. DRIGGERS
(Address) 1736 Oxmoor Road
Birmingham, Al 35209



CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-One Thousand Five Hundred and no/100 Dollars

to the undersigned grantor, ROZOF HOMES, 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
RONALD KEVIN COMBS and SALLIE WALLS COMBS

(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 19, according to the Survey of Meadow Brook 13th Sector, as recorded in Map Book 9, Page 34, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1986 and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 40, Page 265 and Volume 32, Page 306.
3. Restrictions appearing of record in Real Volume 5, page 399 and Real Volume 7, Page 825.
4. Right of Way granted to Alabama Power Company by instrument (s) recorded in Real Volume 12, Page 685.
5. Agreement with Alabama Power Company, in Real Volume 7, Page 822.
6. 35 foot building line from Stratford Road; 10 foot easement along Northwesterly lot line; 20 foot easement along rear portion of said lot; and easement of undetermined width along rear portion of said lot, as shown on recorded map.

\$109,600.00 of the consideration recited above was paid from a mortgage loan closed 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 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, RUSSELL G. ROZOF who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of May 19 86

ATTEST:

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

ROZOF HOMES, INC.
By Russell G. Rozof
RUSSELL G. ROZOF President

STATE OF ALABAMA 1986 MAY 14 AM 10:24
COUNTY OF JEFFERSON

I, Russell G. Rozof the undersigned, a Notary Public in and for said County in said State, hereby certify that RUSSELL G. ROZOF President of ROZOF HOMES, 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 9th day of May 19 86

Form ALA-33

Deed TAX 42.00
Rec 2.50
Jud 1.00
45.50

Robert O. Driggers
NOTARY PUBLIC
My Commission Expires July 11, 1986

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