

Send Tax Notice To: Denis T. Francis  
934 New Bedford Dr.  
Marietta, GA 30067

This instrument was prepared by

1047

(Name) Douglas D. Eddleman

(Address) 510 Bank for Savings Building, Birmingham, AL 35230

Form 1-15 Rev. 1-84

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \*\* THIRTY-FIVE THOUSAND and 00/100 (\$35,000.00) \*\*\*\*\* DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Meadow Brook Heights, A General Partnership  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Denis T. Francis and Caroline B. Francis  
(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 survey of Meadow Brook, 16th Sector, 1st  
Phase, as recorded in Map Book 9 Page 143 in the office of the  
Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, condi-  
tions, restrictions, set-back lines, right-of-ways, limitations,  
if any, of record.

Mineral and mining rights excepted.

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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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th  
day of March, 1986

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Dec 250  
Jud 1.00 1986 MAY 16 AM 9:35 (Seal)

38.50  
JUDGE OF PROBATE (Seal)

Douglas D. Eddleman (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State,  
hereby certify that Douglas D. Eddleman, as General Partner of Meadow Brook Heights, A General Partnership  
whose name is signed to the foregoing conveyance, and who is known to me with full knowledge of the contents of the conveyance  
on this day, that, being informed of the contents of the conveyance he, as such Partner and with full knowledge of the contents of the conveyance  
on the day the same bears date.

Given under my hand and official seal this 11th day of March

Phil BOSTANY REALTY COMPANY, INC.

18th Avenue South  
BHAM, ALABAMA 35205

My Commission  
Expires 7/15/89

Notary Public.

