

This instrument was prepared by

LARRY L. HALCOMB

ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

HOMewood, ALABAMA 35209

S. Dale Brawner
3648 Tall Timbers Drive
Birmingham, AL 35243

(Name)

(Address)

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-nine thousand and no/100 ----- (\$ 149,000.00)

to the undersigned grantor, Griffis 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 unto

S. Dale Brawner and Kay S. Brawner

(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 141, according to the Map and Survey of Southern Pines, 5th Sector,
as recorded in Map Book 9, Page 106, in the Probate Office of Shelby
County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, rights of way, easements, and building lines of record.

\$ 159,000.00 of the purchase price was paid from the proceeds of 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 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, Jeff L. Griffis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of May 19 86
Griffis Homebuilders, Inc.

ATTEST:

Rec 2.50
Ind 1.00
3.50

STATE OF ALA. SHELBY CO. By
INSTRUMENT WAS FILED

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1986 MAY 19 PM 12:51

I, Larry L. Halcomb
State, hereby certify that Jeff L. Griffis
whose name as President of Griffis 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 16th day of

May

Larry L. Halcomb

My Commission Expires January 23, 1990