



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 300 Cahaba Park South, Suite 130, Birmingham, Alabama 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-Three Thousand Five Hundred & no/100 (\$33,500.00) DOLLARS

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

Jerry V. Downing and Sara T. Downing

(herein referred to as grantors) do grant, bargain, sell and convey unto

Rozof Homes, 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 to-wit:

Lot 45, according to survey of Meadowbrook, 2nd Sector, First Phase, as recorded in Map Book 7, Page 63, in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, building lines, easements and covenants of record.

\$33,500.00 of the purchase price recited above was paid from 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 K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I~~ (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 K(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, WE have hereunto set ~~my~~ OUR hand(s) and seal(s), this 2nd day of June, 1986.

Rec'd 7.50
Jud 1.00
3.50

STATE OF ALA. SHELBY CO.

I CERTIFY (Seal)

INSTRUMENT WAS FILED

1986 JUN 11 AM 9:14

JUDGE OF PROBATE

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, Summey B. Higgins, Jr.

hereby certify that Jerry V. Downing and Sara T. Downing

whose names ARE signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A. D. 1986.

Cahaba Title

[Signature]
Summey B. Higgins, Jr.
Notary Public.

My Commission Expires March 21, 1989

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