

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5800

Policy Issuing Agent for

SAFECO Title Insurance Company



This instrument was prepared by

(Name) Daniel M. Spitler

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

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 TWO HUNDRED EIGHT THOUSAND AND NO/100 (\$208,000.00) DOLLARS

to the undersigned grantor, **CHOICE BUILDERS, INC.** a corporation,
(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

MICHAEL E. MURRY and wife, BRENDA F. MURRY

(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, to wit:

Lot 17, according to the survey of Heatherwood, Sector 3, as recorded in Map Book 8
page 29 A & B, in the Office of the Judge of Probate of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from St. Annes Drive as shown by plat.

Public utility easements as shown by recorded plat, including easements of 10 feet
on the Easterly side, 5 feet on the Northerly and Southerly sides of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 37 page 537 in Probate Office of Shelby County, Alabama.

Right of way granted to South Central Bell by instrument recorded in Real Volume 4
page 597 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 318
page 16 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book
39 page 981 and covenants pertaining thereto recorded in Misc. Book 39 page 980 in
Probate Office of Shelby County, Alabama.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed
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 con-
tingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of July 19 86.

ATTEST:

Deed TAX \$8.00
Fee 2.50
Jud 6.50

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

CHOICE BUILDERS, INC.

By Terry Phillips
Terry Phillips, President

STATE OF ALABAMA
COUNTY OF SHELBY

1986 AUG -6 PM 1:03

Thomas A. L. L. L.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that
whose name as
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.

TERRY PHILLIPS
President of CHOICE BUILDERS, INC.

Given under my hand and official seal, this the 29th day of

July

19 86.

Form ALA-331C

Notary Public