

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FOUR THOUSAND FIVE HUNDRED & 00/100---- (\$84,500.00) DOLLARS to the undersigned grantor, Benny Griffin Construction Inc. a corporation, (herein referred to as the 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 E.J. Poole and Shelia Poole (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:

Lot 13, according to the survey of Cherokee Crest, as recorded in Map Book 9 page 152 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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\$65,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK
GRANTEE'S ADDRESS: 1524 Seminole Circle, Alabaster, Alabama 35007

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 contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Benny Griffin, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of January, 1987.

112.11 14:50

2:50

1:00

23:00

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

STATE OF ALABAMA