

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

657
Send Tax Notice to:

(Name) George E. Herrington, Jr.

(Address) 123 Big Oak Drive

Maylene, AL 35114

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty nine thousand seven hundred thirty & 00/100 DOLLARS (\$149,730.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cecil Riggins & Harold Connell, d/b/a C & R Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

George E. Herrington, Jr., and wife, Cynthia D. Herrington
(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:

See Exhibit "A" for legal description.

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

\$119,750.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

BOOK 150 PAGE 141

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 8th day of September, 19 87.

WITNESS

(Seal)

(Seal)

(Seal)

Cecil Riggins (Seal)
Cecil Riggins d/b/a C & R Construction
Harold Connell (Seal)
Harold Connell d/b/a C & R Construction

(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 Cecil Riggins & Harold Connell d/b/a C & R Construction 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September A.D., 19 87

3/10/91

My Commission Expires:

Notary Public

Exhibit "A"

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 16, and go North 89 deg. 34 min. 35 sec. East along the South boundary of said 1/4 1/4 Section 576.81 feet to the point of beginning; thence continue North 89 deg. 34 min. 35 sec. East for 198.95 feet; thence North 1 deg. 02 min. 20 sec. West for 655.19 feet to the South boundary of Big Oak Drive; thence two courses along said boundary as follows: (Go North 85 deg. 18 min. 10 sec. West for 72.23 feet; thence South 86 deg. 10 min. 55 Sec. West for 127.77 feet); thence South 1 deg. 05 min. 15 sec. East for 654.08 feet to the point of beginning; being situated in Shelby County, Alabama.

HC
CJP

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

1987 SEP -9 PM 12: 09

Thomas W. [Signature]
JUDGE OF THE CLERK

1. Bond Tax	\$ 30.00
2. Mig. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	36.00

BOOK 150 PAGE 142