

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) John G. Priola

(Address) 1041 Independence Court

Alabaster, Alabama 35007

1717
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety seven thousand five hundred & NO/100ths (\$97,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,Cecil Riggins and Harold Connell d/b/a/ C & R Construction
(herein referred to as grantors) do grant, bargain, sell and convey untoJohn G. Priola and wife, Donna L. Priola
(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 44, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$87,750.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 231 PAGE 985

1. Deed Tax	\$ 10.00
2. Mtg Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	13.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAR 27 AM 9:41

JUDGE OF PROBATE

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 23rd day of March, 19 89.

WITNESS

_____ (Seal)	<u>Cecil Riggins</u>	_____ (Seal)
_____ (Seal)	<u>Harold Connell</u>	_____ (Seal)
_____ (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 and 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 23rd day of March A.D., 19 89

3/10/91

My Commission Expires:

Notary Public