

This instrument was prepared by

(Name) J. VINCENT LOW, ATTORNEY
2025 SECOND AVE. N.
(Address) BIRMINGHAM, AL. 35203

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

4156

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND AND NO/ONE HUNDREDTHS DOLLARS AND A MORTGAGE TO CITICORP MORTGAGE, INC. EXECUTED SIMULTANEOUSLY HEREWITH

to the undersigned grantor, CITICORP MORTGAGE, 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 JAMES W. RODDAM and wife, JANET O. RODDAM

(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.

BEGIN AT THE SW CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 14, TOWNSHIP 21, RANGE 3 WEST, AND RUN EAST 55 YARDS; THENCE NORTH 198 YARDS TO SAGINAW PUBLIC ROAD; THENCE SOUTHWEST ALONG SOUTH LINE OF SAID ROAD 66 YARDS; THENCE SOUTH 155 YARDS TO THE POINT OF BEGINNING, CONTAINING 2 ACRES MORE OR LESS, AND BEING IN THE SE 1/4 OF NW 1/4 OF SECTION 14 TOWNSHIP 21, RANGE 3 WEST.

SUBJECT TO MORTGAGE TO CITICORP MORTGAGE, INC. EXECUTED SIMULTANEOUSLY HEREWITH. THIS IS A PURCHASE MONEY MORTGAGE.

1. Deed Tax -----	\$ 11.00
2. Mtg. Tax -----	\$ 2.50
3. Recording Fee -----	\$ 3.00
4. Indexing Fee -----	\$ 1.00
5. No Tax Fee -----	\$ 0.00
6. Certified Stamp Fee --	\$ 0.00
Total -----	\$ 17.50

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

CITICORP MORTGAGE, INC.

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 ASST. VICE President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of SEPTEMBER 19 89

ATTEST:

John Shawcross, Asst. Secretary

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

Joseph Leahy, Asst. Vice President

STATE OF MISSOURI
COUNTY OF ST. LOUIS

89 OCT 23 PM 12:05

I, MARGIE GILLILAND
State, hereby certify that JOSEPH LEAHY
whose name as ASST. VICE President of CITICORP MORTGAGE, INC.
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.

Given under my hand and official seal, this the 11th day of SEPTEMBER 19 89

Form ALA-33

RECEIVED FILED
FAX 205-322-5081
(205) 322-5008
Birmingham, AL 35203

TITLECHECK, INC.



MARGIE GILLILAND
NOTARY PUBLIC—STATE OF MISSOURI
ST. CHARLES COUNTY
MY COMMISSION EXPIRES FEB. 18, 1990