

SEND TAX NOTICE TO:

Phillip B. Garrison
724 Whipporwill Drive
Birmingham, Alabama 35244

This instrument was prepared by

(Name) ✓ Lamar Ham
3512 Old Montgomery Highway
(Address) Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred, Twenty Three Thousand and 00/100 Dollars

to the undersigned grantor, Benny Griffin Construction, 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

Phillip B. Garrison and Jackie D. Garrison

(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 32, according to Third Addition, Riverchase West Residential
Subdivision, as recorded in Map Book 7 page 139, in the Probate
Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to current taxes, easements and restrictions of record,
mineral and mining rights.

\$ 80,000.00 of the purchase price was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

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

90 JUL 20 AM 11:44

43.00
2.50
3.00
1.00
Total 49.50

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 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, Benny Griffin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of July 19 90

ATTEST:

Benny Griffin Construction, Inc.

By *Benny Griffin* President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
State, hereby certify that Benny Griffin
whose name as President of Benny Griffin Construction, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 12th day of

July 1990

Notary Public