

Send tax notice to: Marvin O. Spry, Sr.
2260 Richmond Circle
Pelham, AL 35124

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Birmingham, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Nineteen Thousand and no/100 (\$119,000.00)-----

to the undersigned grantor, Crestwood Homes, 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

Marvin O. Spry, Sr. and Colleen N. Spry

(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:

in Map Book 14 page 10

Lot 20, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in the
Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1990.

Subject to public utility easements as shown by recorded plat, including a 10 foot easement
on the Southerly side and a 10 foot easement on the Easterly side of lot.

Subject to restrictions, covenants and conditions as set out in instrument recorded in
Real 278 page 227 in Probate Office.

Subject to transmission line permit to Alabama Power Company as shown by instrument recorded
in Deed Book 179 page 375; Deed Book 315 page 207 and Deed Book 306 page 390 in Probate
Office.

Subject to covenant releasing predecessor in title from any liability arising from sinkholes,
limestone formations, soil conditions or any other known or unknown surface or subsurface
conditions that may now or hereafter exist or occur or cause damage to subject property,
as shown by instrument recorded in Map Book 14 page 10 in Probate Office.

Subject to Agreement between U. S. Pipe and Foundry and Alabama Power Company as set out
in Deed Book 264 page 28 in Probate Office.

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

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, B. J. Jackson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June 1990

ATTEST:

39.00

8.50
8.00
1.00

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

By

CRESTWOOD HOMES, INC.

B. J. Jackson
President

TOTAL
STATE OF ALABAMA
COUNTY OF JEFFERSON

90 AUG -3 AM 11:07

JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that
whose name as
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,

B. J. Jackson
President of

Crestwood Homes, Inc.

Given under my hand and official seal, this the 28th day of

June

19 90

Notary Public