

This instrument was prepared by

(Name) V. Jones & Waldrop

1009 Montgomery Highway

(Address) Birmingham, Al. 35216

#154/91

Send tax notice to: Edwin B. Cain

110 Indian Creek Drive

Pelham, Al. 35124

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

Stewart Title of Birmingham, Inc.

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-two thousand five hundred and no/100 (\$132,500.00) Dollars

to the undersigned grantor, Ted Allen Building Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Edwin B. Cain and Susan M. Cain

(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 9, of Phase II, Sector II, according to the Survey of Indiancreek, Phase II, Sectors I & II, as recorded in Map Book 14, Page 89 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$119,250 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

1. Deed Tax 13.50
2. Map Tax 2.50
3. Recording Fee 3.00
4. Notary Fee 1.00
5. Other Fees
6. Contingent Fees
Total 20.00

BOOK 353 PAGE 483

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 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 GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, Ted Allen who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10 day of July 1991

ATTEST:

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

TED ALLEN BUILDING CORPORATION

TED ALLEN

President

STATE OF Alabama
COUNTY OF Jefferson

91 JUL 15 AM 9:43

JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that Ted Allen whose name as President of Ted Allen Building Corporation 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 10 day of July

1991

Notary Public