

This instrument was prepared by

Send Tax Notice To: Dale A. Hepworth

(Name) Sheffield, Sheffield, Sheffield,

name

172 Ashford Lane

address

(Address) 2976 Highway 31 South Suite A, Pelham, Alabama 35124 Alabaster, AL 35007

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

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$118,500.00)

to the undersigned grantor, JAW, Inc.

(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 Dale A. Hepworth and wife, Laura L. Hepworth

(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, AL to-wit:

Lot 31, Ashford Heights, 3rd Addition, as recorded in Map Book 17 page 144, Judge of Probate Office, Shelby County, Alabama; being situated in Shelby County, Alabama.

\$106,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to current taxes, covenants and restrictions, easements, building set-back lines and limitations of record, if any.

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07/29/1994-23798
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.50

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, Allen Wright who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July 1994

ATTEST:

JAW, Inc.

By Allen Wright, President

STATE OF Alabama
COUNTY OF Shelby

I, R. Wendell Sheffield
State, hereby certify that Allen Wright
whose name as President of JAW, 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 27th day of July 1994

R. Wendell Sheffield
Notary Public
4/28/98

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