

Send Tax Notice To:
STEPHEN B. MCGRIFF and JAN G. MCGRIFF
4002 Falliston Drive
Helena, AL 35080

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

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 Forty Thousand Eight Hundred Eighty-Five Dollars and no/100--

to the undersigned grantor, PORTRAIT HOMES, INC. 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

STEPHEN B. MCGRIFF and wife, JAN G. MCGRIFF

(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 42, according to the Survey of Falliston, Sector 3-Phase 1 as recorded in Map Book 20, Page 140, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 119,750.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-15318

05/09/1996-15318
12:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 30.00

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.

Vice-

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert L. Snider who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of April 19 96

ATTEST:

By 
ROBERT L. SNIDER Vice-President

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that ROBERT L. SNIDER whose name as Vice - President of PORTRAIT HOMES, 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 25th day of April 19 96

Form ALA-33

8-29-98

Notary Public