		1/35		
(Name)	Robert O. Driggers,	Attorney		
(Address)	2824 Linden Avenue,	Homewood,	Alabama	35209
Form 1-1-7 Rev. 8-70	CORPORATION FORM WARRANTY DEED, JOIN			
STATE OF ALABAMA	KNOW ALL MEN BY THESI		SURANCE CORP	ORATION, Birmingham, Alabama

COUNTY OF JEFFERSON

That in consideration of Thirty Nine Thousand and No/100-See 117 343-639 (\$39,000.00)

Dollars

BARDAN, INC. to the undersigned grantor, 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

LESLIE ALAN KLINE and wife, MARY SUSAN KLINE

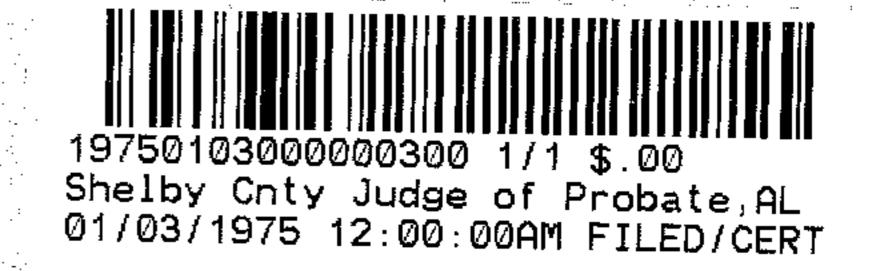
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, Shelby County, Alabama, to-wit:

Lot 14, Block 1, according to Map of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

- 1. Taxes for 1975 and subsequent years.
- 2. Restrictive Covenants and Conditions filed for record on November 27. 1973, in Misc. Book 6, Page 579.
- 3. 40 foot building set back line from 8th Avenue Southwest.
- 4. 7.5 foot utility easement on north side and 7.5 foot utility easement on east side of said lot as shown on recorded map of said subdivision.
- 5. Transmission line permits to Alabama Power Company recorded in Deed Book 113, Page 229 and Deed Book 130, page 299, in said Probate Office.
- Transmission line permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated October 1, 1973 and recorded in Deed Book 283, Page 259 and dated April 1, 1974 and recorded in Dea Book 286, Page 617 in said Probate Office.

\$37,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.



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, unless otherwise noted above, 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.

EN WEENESS WHEREOF, the said GRANTOR, by its President, Bart Nelson who is authorized to execute this conveyance, has hereto set its signature and seal, this the

day of

Bart Nelson, Its

BARDAN. INC.

COUNTY OF JEFFERSON

the undersigned

a Notary Public in and for said County in said

State, hereby certify that Bart Nelson

Bardan, Inc. President of 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,

Given under my hand and official seal, this the

Notary Public