

This instrument was prepared by

1418



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205) - 370-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

(Name) Courtney H. Mason, Jr.
2032 Valleydale Road
(Address) Birmingham, AL 35244

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 Fifty Four Thousand and no/100ths (\$54,000.00) -----Dollars

to the undersigned grantor, Ken Mitchell Builders, 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

Richard Dewitt Young, and wife Barbara G. Young

(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

Lot 10, in Block 3, of a resurvey of Fernwood - Third Sector, as recorded in Map Book 7
page 80 in the Office of the Judge of Probate of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$51,300.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

Grantees' Address: 1225 6th Avenue, NW, Alabaster, Alabama 35007

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BOOK

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, Ken Mitchell
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May 19 85
Ken Mitchell Builders, Inc.

ATTEST:

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

STATE OF Alabama }
COUNTY OF Shelby }

1985 MAY 29 AM 9:28

By Ken Mitchell
Ken Mitchell
President

Recd TAX 3.00
2.30
1.00
6.50

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Ken Mitchell
whose name as President of Ken Mitchell Builders, 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 24th

day of

19 85

Form ALA-33

Notary Public