

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) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 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 EIGHTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$87,000.00)

to the undersigned grantor, GROSS BUILDING COMPANY, 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

OLIVER W. KENNAMER and wife, MELISSA A. KENNAMER,

(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 Shelby County, Alabama, to-wit:

Lot 21, according to Navajo Hills, 7th Sector, as recorded in Map Book 7 page 95 in
the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama. Mineral and mining rights excepted.

SUBJECT TO:

Building setback line of 60 feet reserved from Falling Rock Circle as shown by plat.
Public utility easements as shown by recorded plat, including an irregular easement
on the North side and a 5 foot easement on the East side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc.
Book 32 page 221 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 316 page 345 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges and immunities relating thereto, including
rights conveyed in Deed Book 121 page 294 in Probate Office of Shelby County,
Alabama.

\$82,650.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June 1985.

ATTEST: *Deed by 450*
76c 750
700 GROSS BUILDING COMPANY, INC.

John Shoemaker, Jr.
1985 JUL -3 PM 4:15 John Shoemaker, Jr., President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that John Shoemaker, Jr.
whose name as President of Gross Building Company, 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 28th day of June 1985.

Form ALA-33

David G. Spiller
Notary Public

BOOK 032 PAGE 957