

332

SEND TAX NOTICE TO:
THOMAS BEN BIRKENFELD
1040 CARIBBEAN CIRCLE
ALABASTER, ALABAMA 35007

THIS INSTRUMENT PREPARED BY
JOHN M. GRAY, II ATTORNEY
1586 MONTGOMERY HIGHWAY, SUITE B
BIRMINGHAM, ALABAMA 35216

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 SEVENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS DOLLARS to the undersigned grantor, MITCHELL BROTHERS CONTRACTORS, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain sell and convey unto

THOMAS BEN BIRKENFELD AND KAREN J. BIRKENFELD

(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 5, BLOCK 2, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR AS RECORDED IN MAP BOOK 6, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$71,985.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 154 PAGE 120

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 it 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.

IN WITNESS WHEREOF, the said GRANTOR, by its Secretary, J. D. Mitchell, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 2ND DAY OF OCTOBER, 1987.

ATTEST:
1. Dead Tax \$ 1.00
2. Mfg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 17.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 OCT -6 PM 12:46

MITCHELL BROTHERS CONTRACTORS, INC.

By J. D. Mitchell
J. D. MITCHELL
its Secretary

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT J. D. MITCHELL, WHOSE NAME AS SECRETARY OF MITCHELL BROTHERS CONTRACTORS, 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 2ND DAY OF OCTOBER A.D., 1987.

[Signature]
NOTARY PUBLIC.