

This instrument was prepared by

1092

(Name) Robert O. Driggers, Attorney

(Address) P.O. Box 58023, Homewood, Alabama 35209

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand (\$1,000.00) Dollars and a purchase money first mortgage for Four Thousand Four Hundred Twenty (\$4,420.00) Dollars

to the undersigned grantor, K & S DEVELOPMENT CORPORATION, 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

DONALD L. BATES and wife, PEGGY P. BATES

(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 2 Block 3 of Cherokee Forest, First Sector as recorded in Map Book 5, page 17, in the Office of the Judge of Probate in Shelby County, Alabama, ALSO the following described parcel of land: Begin at the North east corner of said Lot 2, Block 3; thence in an easterly direction along the projection of the northerly line of said Lot 2, Block 3 a distance of 200 feet; thence 90 degrees right in a southerly direction a distance of 210 feet; thence 90 degrees right in a westerly direction a distance of 200 feet; thence 90 degrees right in a northerly direction a distance of 210 feet to the point of beginning.

This conveyance is subject to:

1. Taxes for the year 1971.
2. Restrictions contained in Volume 243, page 26 amended by Volume 263, page 172, in the Probate office of Shelby County, Alabama.
3. Easement and building line as shown by recorded

STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
ALFRED D. KELLER
REC. BK. & PAGE AS SHOWN ABOVE
1970 DEC 28 AM 11:54
JUDGE OF PROBATE
ALFRED D. KELLER
ALBERT W. KELLER
ALBERT W. KELLER
Secretary
ROBERT F. SORRELL, Its President

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, ROBERT F. SORRELL who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of December, 1970

K & S DEVELOPMENT CORPORATION, INC.

ATTEST:

Albert W. Keller
ALBERT W. KELLER
Secretary

Robert F. Sorrell
By Robert F. Sorrell
ROBERT F. SORRELL, Its President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Robert F. Sorrell, whose name as President of K & S Development Corporation, 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

18th day of December, 1970.

Robert O. Driggers
Notary Public

My Commission Expires May 8, 1974