

This instrument was prepared by

1093

(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

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF JEFFERSON }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand (\$4,000.00) Dollars

to the undersigned grantor, K & S DEVELOPMENT CORPORATION, INC. 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

EUGENE HEARN and wife, LOLA MAE HEARN

(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:

Part of the NE $\frac{1}{4}$ of Section 27, Township 19, Range 2 West, more particularly described as follows: Commence at the northeast corner of Lot 7 Block 2 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; thence in an easterly direction along the projection of the northerly line of said Lot 7 a distance of 250 feet; thence 90 degrees left in a northerly direction a distance of 73 feet to the point of beginning; thence continue along last described course a distance of 200 feet; thence 90 degrees right, in an easterly direction a distance of 435 feet; thence 90 degrees right in a southerly direction a distance of 200 feet; thence 90 degrees right in a westerly direction a distance of 435 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 and amended by Volume 263, page 172, in the Probate Office of Shelby County, Alabama.
3. Easement and building line as shown by recorded map.

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,

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 President, ROBERT F. SORRELL who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of December, 1970.

ATTEST:

Albert W. Keller
ALBERT W. KELLER Secretary

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

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said 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

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