

Mtg 318-765

This instrument was prepared by

(Name) John C. Hensley
(Address) 524 North 21st Street, B'ham, Alabama

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

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 Twenty Thousand Seven Hundred Fifty - - - - - and NO/100 DOLLARS

to the undersigned grantor, Shelby Enterprises, 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

Virgil Kitson III and wife, Donna W. Kitson

(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:

From the southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West run northerly along the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 328.65 feet to the point of beginning of the land herein described; thence turn an angle of 68° 00' to the right and run northeasterly 215.0 feet; thence turn an angle of 68° 00' to the left and run northerly parallel to the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210.0 feet; thence turn an angle of 112° 00' to the left and run southwesterly 215.0 feet to a point on the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, thence turn an angle of 68° 00' to the left and run southerly along the west boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 210.0 feet to the point of beginning.

This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama, and being 0.988 acres, more or less.

(\$20,650.00 of the purchase price recited above was paid from
mortgage loan closed simultaneously herewith).



19710830000036070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/30/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY
RECEIVED FOR
RECORDING
AUG 30 1971
10:21
Clerk of Court

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 con-
tingent 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 encum-
brances, except easements, restrictions and limitations, if any, of record and current
taxes due and payable October 1, 1971

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 K. Fleming
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of August 1971

ATTEST:

SHELBY ENTERPRISES, INC.,
By Robert K. Fleming 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 K. Fleming
whose name as President of Shelby Enterprises, 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 11th day of August 1971

John C. Hensley
Notary Public