

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

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 THIRTY EIGHT THOUSAND ONE HUNDRED SEVENTY ONE & 79/100 DOLLARS (\$38,171.79)

to the undersigned grantor SAM BENNETT REALTY & DEVELOPMENT COMPANY, 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

BARNEY A. KAPPELMANN and wife, JOYCE D. KAPPELMANN

(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:

Lot 2, Block 1, according to the survey of Altadena Park as recorded in Map Book 5, page 73, in the Probate Office of Shelby County, Alabama, less and except the westerly 10 ft. thereof, being a strip 10 ft. wide lying adjacent and parallel to Old Caldwell Mill Road.

This conveyance is subject to the following:

1. Taxes for the year 1972.
2. Easement to Alabama Power Company as recorded in Volume 220, page 43, in the Probate Office of Shelby County, Alabama.
3. Mineral and mining rights and rights incident thereto.

\$28,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.



19711129000050880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK
CERTIFY THIS
INSTRUMENT WAS FILED
1971 NOV 29 AM 8:33
UCC FILE NUMBER 00
REC. ENCL. PAGE 15 SHELBY COUNTY
Clerk of Probate

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, SAMUEL W. BENNETT, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of November 19 71.

ATTEST:

SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC.

SAMUEL W. BENNETT,

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that SAMUEL W. BENNETT whose name as President of SAM BENNETT REALTY & DEVELOPMENT 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 24th day of November 19 71.

Robert O. Driggers
Notary Public

My Commission Expires May 8, 1974

BOOK 271 PAGE 261