

8975

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc.

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

See MHg 327-387

That in consideration of Thirty Seven thousand nine hundred and no/100 (37,900.00) -----

to the undersigned grantor, Kennesaw Construction 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

Leon R. Lester and Sandra W. Lester, his wife

(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 20 according to Indian Valley Subdivision, Second Sector as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 75.

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
2. Restrictive covenants as shown by Deed Book 268, Page 189, dated June 3, 1971 recorded in the Probate Office of Shelby County, Alabama.
3. Thirty-five foot building setback line as shown by recorded plat.
4. Transmission Line Permit to Alabama Power Company dated August 31, 1971, recorded in Deed Book 270, Page 22, in the Probate Office of Shelby County, Alabama.
5. Ten foot easement in rear of subject property for public utilities, sanitary sewers, storm sewers and open ditches as shown by recorded plat.

A mortgage in the amount of \$34,100.00 to be held by First Federal Savings and Loan Association of Alabama.

19721201000059030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/01/1972 12:00:00 AM FILED/CERT

BOOK 277 PAGE 468

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

Deed Book 400
1972 DEC -1 AM 9:59

U.C.C. FILE NUMBER OR

REC. BK. & PAGE AS SHOWN ABOVE

Comad by 2-2-72

JUDGE 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, 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 said President, Robert D. Moore who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of November 1972

ATTEST:

KENNESAW CONSTRUCTION COMPANY, INC.

By Robert D. Moore President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, James T. McClain a Notary Public in and for said County in said State, hereby certify that Robert D. Moore whose name as The President of Kennesaw Construction Co 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 28th day of November

James T. McClain
Notary Public