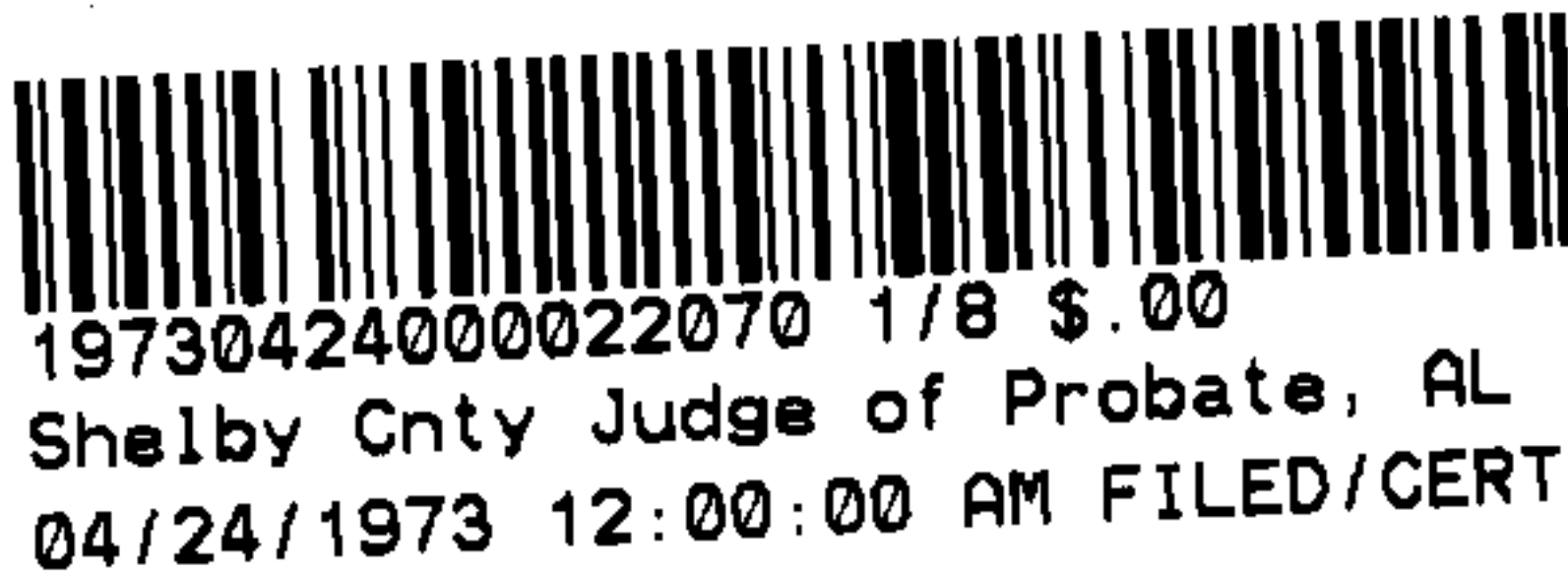




This instrument was prepared by Karl C. Harrison, Attorney at Law
Columbiana, Alabama 35051

4496

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Two Thousand Five Hundred and no/100 Dollars to the undersigned grantor, K & S Development Corporation, 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 James W. Sorrell and Delores Sorrell (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:

A parcel of land located in the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, more particularly described as follows; Commence at the Southeast corner of said $\frac{1}{4}$ section; thence in a westerly direction along the southerly line of said $\frac{1}{4}$ section, a distance of 596.75 feet; thence 61 deg. 10 min. right, in a northwesterly direction, a distance of 796.75 feet; thence 63 deg. 59 min. left, in a westerly direction, a distance of 265.00 feet to the point of beginning; thence continue along last described course, a distance of 182.31 feet; thence 72 deg. 20 min. right, in a northwesterly direction, a distance of 398.20 feet to a point in the southeasterly right-of-way line of the new Cahaba Valley Road; thence in a southwesterly direction along said right-of-way line, a distance of 330 feet more or less, to the intersection with the southeasterly right-of-way line of Forest View Drive, as shown on plat 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 a southwesterly direction along said right-of-way line of Forest View Drive, said line being along a curve to the right, having a radius of 257.55 feet, a distance of 167 feet, more or less, to end of said curve; thence in a southwesterly direction along said right-of-way line, a distance of 50.60 feet; thence 90 deg. left in a southeasterly direction, a distance of 475.69 feet; thence 38 deg. 34 min. left, in an easterly direction, a distance of 331.54 feet; thence 90 deg. left, in a northerly direction, a distance of 200 feet to the point of beginning, containing 5 acres, more or less.

It is understood and agreed that Mrs. Eva Sorrell shall have the right to use and occupy one acre of land surrounding the trailer in which she is now living, which one acre also covers the septic tank and a well situated behind said trailer. The grantor reserves the above described one acre until 60 days after the death of Mrs. Eva Sorrell and reserves the right to remove said trailer and all other buildings situated on said one acre with the understanding that the same will be removed in a workmanlike manner and within 60 days after the death of Mrs. Eva Sorrell.

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

See Deed Book 293 Page 548 7-23-75
BOOK 270 PAGE 710

remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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 _____ day of _____, 1973.

ATTEST:

Secretary

K & S DEVELOPMENT CORPORATION
BY Robert F. Sorrell
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Sara Ozley, 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, 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 24 day of March, 1973.

Sara Ozley
Sara Ozley
Notary Public, State of Alabama
at Large

19730424000022070 2/8 \$.00
Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 24 1973 9:30 AM

RECORDED & \$____ MITG. TAX
\$2.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Courtesy M. G. Smith
JUDGE OF PROBATE

BOOK 273 PAGE 791

4955

1975 APR 23 11 11

Con. 10,000.00

2200

SCHEDULE A

Book 341 Page 147

STATE OF ALABAMA
JEFFERSON COUNTY

Know All Men by These Presents, That in consideration of \$10,000.00 and other consideration to the undersigned grantor John G. Dearborn in hand paid by Joseph A. Batch and Richard Hail Brown, the receipt whereof is acknowledged, we the said John G. Dearborn and wife, Annie Lou Dearborn, do grant, bargain, sell and convey unto the said Joseph A. Batch and Richard Hail Brown the following property situated in Jefferson County, Alabama:

- (a) Lots 1,3 and 4 according to a resurvey of E-D Addition to Mountain Brook as recorded in Map Book 37 Page 47 of the records of the Probate Office of Jefferson County, Alabama;
- (b) Lots 26, according to the Survey of Warwick Terrace as recorded in Map Book 24 pages 17 and 18 of said Probate Office;
- (c) Lots 8,9,10,17,19,20,21, Block 5, and Lots 10,11,12,17,22,23 and part of Lot 9 in Block 4, according to the Survey of West End Highlands as recorded in Map Book 13 Page 26 of said Probate Office;
- (d) Lot 3, Block 19, according to the Survey of Brewer Place as recorded in Map Book 5 Page 170 of the Bessemer Division of said Probate Office;
- (e) The S 122 ft. of Block 1 and the E 20 ft. of the N 135 ft. of Lot 1 in the said Block 1, and all of Block 7, according to the survey of Bradlawn (5th addition to Broadmoor) as recorded in Map 7 Page 26 of the Bessemer Division of said Probate Office;
- (f) Blocks 6 and 7 according to the survey of Third Addition to Broadmoor as recorded in Map Book 7 Page 14 of the Bessemer Division of said Probate Office;

BOOK 279 PAGE 792

4 PAGE 407

BOOK



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Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

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map 50001 vs 120

(g) Lots 3, 4, 5 and 6 Block 1, according to the Survey of Broadmoor as recorded in Map Book 4 Page 21 of the Bessemer Division of Said Probate Office;

(h) A tract of land fronting on the east side of the Birmingham-Bessemer Super Highway 1571.0' more or less, bounded on the West by said Highway, on the North by Brewer Road, and on the East by Brewer Road and on the lines of Block 1, Fourth Addition to Broadmoor and on the South by a parcel of land sold by Brown and Dearborn to Brooks Glass, which tract herein conveyed includes Lot 10 Block 7 original Broadmoor Estates and improvements thereon; and Lot 3A according to Fourth Addition to Broadmoor as recorded in Map Book 7, Page 14, of the Bessemer Division of said Probate Office;

(i) An irregular triangular parcel of land lying between the rear lines of Lots 9 through 14, Block 4, said Third Addition to Broadmoor and the rear lines of Lots 10 through 22, First Addition to Broadmoor as recorded in Map Book 5, Page 30 of said Bessemer Division of said Probate Office; and two irregular strips of land lying between the Lipscomb Brighton County Road and the rear lines of Block 8, said Third Addition to Broadmoor and Lots 1 through 14, Block 1, of said First Addition to Broadmoor;

(j) All that land conveyed by deed from Bessemer Coal Iron and Land Company to Richard Hail Brown and John G. Dearborn dated April 4, 1950, and recorded in Volume 438 Page 483 of the Bessemer Division of said Probate Office which has not heretofore been deeded by Richard Hail Brown and John G. Dearborn.

The following property situated in Shelby County, Alabama;

(k) The E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 25, Tp. 18, Range 2 West, Containing 80 acres more or less.

The following property situated in Bibb County, Alabama;

BOOK 279 PAGE 793

4 PAGE 408

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Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

(l) Approximately 150 acres conveyed to Richard Hail Brown and John G. Dearborn by deeds from West Blocton Mineral Land Company and from Alice Sparks recorded in Volume 54, Pages 216 and 236 respectively, of the Probate Office of said Bibb County, Alabama.

The following land situated in Tuscaloosa and Bibb Counties, Alabama:

(m) Approximately 1850 acres conveyed by deeds of Woodward Iron Company to Richard Hail Brown and John G. Dearborn on, to wit: January 9, 1947, and as described in a mortgage from Richard Hail Brown and John G. Dearborn to Reconstruction Finance Corporation dated April 30, 1947, filed for record May 3, 1947, recorded in Mortgage Book 502, Page 533, in the Office of the Judge of Probate of Tuscaloosa County, Alabama, and also recorded in Mortgage Book 75, page 486, in the Office of the Judge of Probate of Bibb County, Alabama, less approximately 220 acres deeded by Richard Hail Brown and John G. Dearborn to Morris and Staggs and to Shook and Fletcher Supply Company and certain rights of way;

(n) That certain option from Shook and Fletcher Supply Company to Richard Hail Brown and John G. Dearborn concerning two parcels of land and Houses in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9 of Item (m) above and recorded in Volume _____ Page _____ of the records of the Probate Office of Tuscaloosa, Alabama.

Also:

(o) All right, title and interest in that certain lease between John G. Dearborn and Richard Hail Brown and Stanley Sellers of a 150' parcel of land which is a part of Item (h) above.

(p) All right, title and interest in that certain mining lease between John G. Dearborn and Richard Hail Brown and Temple Tutwiler III of certain mining rights in Item (n) above.

(q) Those parts of Lots 8 and 9, Block 4, West End Highlands,

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BOOK 4 PAGE 409



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Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

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DEED 50001 PAGE 122

Jefferson County, Alabama, described in lease sale contract with Charles L. Smith, the debt therein secured, and the lease sale contract to which said lots are subject.

To Have and to Hold, to the said Joseph, A. Bateh and Richard Hall Brown, together with all and singular the tenements and appurtenances thereunto belonging or in any wise appertaining and unto their heirs and assigns forever.

Subject to the following mortgages of record:

To H. B. Garrett on Item (a) of approximate balance of \$7900.00

L. L. Mathews on Lot 28 of Item (b) of Approximate balance of \$1000.00

First National Bank on Lots 35 and 40 of Item (b) of approximate total balance of \$16,800.00

The Mount Company on Item (d) of approximate balance of \$370.00

Bessemer Coal Iron and Land Company on Item (g) of approximate balance of \$630.00

American Bank and Trust Company on Lot 10 Block 7 of Item (h) of approximate balance of \$4000.00

IN WITNESS WHEREOF we have hereunto set our hand and seals, this 30th day of December 1952.

John G. Dearborn (Seal)
JOHN G. DEARBORN

Annie Lou Dearborn (Seal)
ANNIE LOU DEARBORN

STATE OF ALABAMA
JEFFERSON COUNTY

I Fred H. Dearborn a Notary Public in and for said County, in said State, hereby certify that John G. Dearborn and Annie Lou Dearborn whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 30 day of December, 1952.

(Seal)

Fred H. Dearborn,
NOTARY PUBLIC

BOOK 279 PAGE 795

A PAGE 410

BOOK

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Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

State of Alabama, Tuscaloosa County,

I certify that this instrument was filed on the 31 day of March 1953, at 11 o'clock A.M. and recorded in Book 341 of Deeds, Page 157
Tax paid 30.00

Chester Walker,
Judge of Probate

STATE OF ALABAMA, BIBB COUNTY
OFFICE OF JUDGE OF PROBATE

I hereby certify that the within instrument was filed in this office for record on the 2 day of May 1953 at 10 o'clock A.M. and recorded in vol 56 of Deeds page 357 and examined.

G. H. Stacy, Judge of Probate

STATE OF ALABAMA,
BIBB COUNTY

I, G. H. Stacy, Judge of Probate in and for the aforesaid state and county do hereby certify that the within and foregoing is a true and correct copy of the deed made by John G. Dearborn and wife Annie Lou Dearborn to Joseph A. Bateh and Richard Hail Brown on the 30 day of December 1952, as the same appears and remains of record in Deed Book 56, Page 357, in the Probate Office, Bibb County, Alabama.

Given under my hand and seal this the 12th day of June, 1953.

G. H. Stacy
Judge of Probate

JUN 18 1953
DEED 5061 PAGE 119

BOOK 279 PAGE 796
4 PAGE 411
BOOK

Return to:
Alabama Title Co., Inc.
615 N. 51st St
Shreveport

3451

19730424000022070 8/8 \$.00
Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

BOOK 279 PAGE 797
BOOK 4 PAGE 412

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 24 19 73 8:30 A.M.

RECORDED & \$_____MTG. TAX

\$_____DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

State of Alabama
Jefferson County

I, the Undersigned, as Judge of the Court of Probate,
in and for said County, in said State, hereby certify that
the foregoing is a full, true and correct copy of the
instrument with the filing of same as appears
of record in this office in ~~Vol.~~ DEEDS Record of
Vol. 506.1 on page 119.

Given under my hand and official seal, this the 23rd
day of April 19 73.

Paul Mark
Judge of Probate