

This instrument prepared by

(Name) Bob Fleming Sales & Ins. Co. (Lenora Beasley)

(Address) #1 Cross Creek Trail, Pelham, Alabama 35125

Form 1-1-7 Rev. 1-66 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,

That in consideration of Thity Three Thousand Five Hundred and no/100 DOLLARS

to the undersigned grantor, Dixie Homebuilders, 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

James Michael Kellen and wife, Donna Jean Kellen

(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:

Lot 7 in Block 3 according to the Survey of Cahaba Valley Estates,
Third Sector, as recorded in Map Book 5 on page 107 in Probate Office
of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of-
ways, limitations, if any, of record.

\$30,000.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith:



19731220000068360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/20/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 DEC 20 AM 8:50
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
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 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,

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, J. Richard Clark
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December 1973

ATTEST:

Dixie Homebuilders, Inc.

By J. Richard Clark President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, J.C. Jackson
State, hereby certify that J. Richard Clark
whose name as the President of Dixie Homebuilders, 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 and as
the act of said corporation,

Given under my hand and official seal, this the 17th day of December

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Notary Public