

This instrument was prepared by

(Name) Nancy Schilling

(Address) 2005 Valleydale Road, Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-six thousand nine hundred and no/100

to the undersigned grantor, Foster Building 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

Thomas R. Kelly, Jr. and wife, Lela Faye Kelly

(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 7, according to the survey of Navajo Hills, Fourth Sector as
recorded in Map Book 5, Page 95, in the Probate Office of Shelby
County, Alabama.

Situated in Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

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

BOOK 286 PAGE 141



19740402000015530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/02/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR -2 AM 8:36
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
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, except as stated 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 President, John B. Foster
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30 day of March 1974

ATTEST:

FOSTER BUILDING COMPANY, INC.

By John B. Foster President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Undersigned a Notary Public in and for said County in said
State, hereby certify that John B. Foster
whose name as President of Foster Building 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 30 day of March 1974
Nancy Schilling
Notary Public