

This instrument was prepared by

(Name) Jack W. Monroe, Jr.

(Address) 2028 Kentucky Avenue, Birmingham, Al 35216

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----Twenty Thousand Five Hundred and no/100 Dollars (\$20,500.00)-----

to the undersigned grantor, KENNESAW CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOE DEAN CALHOUN and wife TRUDY S. CALHOUN

(herein referred to as GRANTEEES) 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 Grady King's Subdivision as recorded in Map Book 5, page 81, in the Probate Office of Shelby County, Alabama.

\$18,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 286 PAGE 898



19740520000024290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAY 20 PM 10:42
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gerald A. Drennen who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of May 1974

KENNESAW CONSTRUCTION, INC.

ATTEST:

Sandra Franklin

Secretary

By

Gerald A. Drennen

President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the Undersigned Gerald A. Drennen a Notary Public in and for said County in said State, hereby certify that whose name as President of Kennesaw Construction, 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 9th day of May 1974

Notary Public