

This instrument was prepared by

Equity: 23,684.71

(Name) H. Hampton Boles, Attorney at Law 6/89
600 North 18th Street
(Address) Birmingham, Alabama 35203

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 339 - 226 854

That in consideration of Seventy-five Thousand Six Hundred Eighty-four and 71/100 (\$75,684.71) Dollars. \$52,000.00 of the above purchase price was paid from mortgage loan closed simultaneously herewith.

to the undersigned grantor, K & R Development, 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 D. Shuford and wife, Lois Ann V. Shuford

(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 10, Block 1, according to the survey of Kerry Downs, as recorded in Map Book 5, page 135, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes due in the year 1974 which are a lien but not due and payable until October 1st, 1974.
2. Restrictions contained in Misc. Volume 5, page 86 and adoption of its covenants recorded in Misc. Volume 5, page 625, in the Probate Office of Shelby County, Alabama.
3. Easement to Alabama Power Company recorded in Volume 109, page 293; Volume 126, page 343; Volume 146, page 381; Volume 176, page 68; Volume 184, page 166; Volume 141, page 298 and Volume 145, page 387, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 281, page 497, in said Probate Office.
5. Agreement with Alabama Power Company and Kerry Downs recorded in Misc. Volume 5, page 626, in said Probate Office.
6. 10-foot easement on north, east, west and rear as shown by recorded map.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUN 13 AM 8:40
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consent of Probate
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 President, Devon Redding,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of June 19 74.

ATTEST:

K & R DEVELOPMENT, INC.

By Devon Redding President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Devon Redding whose name as President of K & R Development, 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 12th day of June 19 74.



19740613000028600 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/13/1974 12:00:00AM FILED/CERT

Susan P. Rives
Notary Public
nee Susan S. Proctor