

This instrument was prepared by

(Name) Dale Corley, Attorney at Law

(Address) 1407 City Federal Building, Birmingham, Alabama 35203

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,

8264

That in consideration of Fifty Seven Thousand Nine Hundred and No/100's (\$57,900.00) Dollars
See Mtg 341-780

to the undersigned grantor, Michael Builders Co., 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

Garrrie B. Kitchen and wife, Janet Ward Kitchen

(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 4, in Block 4, according to the survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, page 99, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

\$33,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 288 PAGE 734



19740916000045340 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/16/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Recd Sep 16 1974
1974 SEP 16 AM 8:02
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. ...
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,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th. day of September 1974

ATTEST:

MICHAEL BUILDERS CO., INC.

By *Michael Dawson*
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 whose name as President of Michael Builders Co., 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 6th. day of

September 19 74
D. ...
Notary Public