

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II

(Address) 503 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,

That in consideration of SIXTY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$66,250.00)

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

GLEN P. GAINER and wife, TINA W. GAINER

(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 5 Block 4 according to Kerry Downs as recorded in Map Book 5, pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1974, which Seller agrees to pay by December 13, 1974.
2. Taxes due in year 1975 which are a lien but not due and payable until October 1, 1975.
3. Restrictions contained in Misc. Volume 5, page 86 and adoption of its covenants in Misc. Volume 5, page 625, in the Probate Office of Shelby County, Alabama.
4. 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.
5. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 281, page 497, in said Probate Office.
6. Agreement to Alabama Power Company and Kerry Downs in Misc. Volume 5, page 626, in said Probate Office.
7. 10 foot easement on northwest, east and south as shown by recorded map.

The proceeds of a Mortgage loan in the principal amount of \$53,000.00 executed simultaneously herewith have been applied to the purchase price of the real property conveyed to Grantees herein.

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, Devon Redding, authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of November 19 74

K & R DEVELOPMENT, INC.

By DEVON REDDING President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Sloan Y. Bashinsky, II 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 1st day of November

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Shelby Cnty Judge of Probate, AL
11/05/1974 12:00:00 AM FILED/CERT

SLOAN Y. BASHINSKY, II Notary Public