

This instrument was prepared by

(Name) John C. Hensley  
(Address) 524 North 21st Street, Birmingham, Alabama

Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

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

*2469*  
*17000000*  
*Acct mty 344-324*

STATE OF ALABAMA }  
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Seven Thousand - - - - - and NO/100 DOLLARS

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

William A. McKean and wife, Louise B. McKean

(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, Block 6, according to the Survey of Kerry Downs, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

\$60,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
*Conserv. of Property*  
JUDGE OF PROBATE  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
FEB 13 AM 9:26

19750213000007040 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/13/1975 12:00:00AM FILED/CERT

BOOK 290 PAGE 684

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, except easements, restrictions and limitations of record and current taxes due and payable October 1, 1975.

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 11th day of February 19 75

ATTEST:

K & R Development, Inc.,  
By *Devon Redding* President

STATE OF Alabama }  
COUNTY OF Jefferson }  
Notary Public Seal

I, the undersigned  
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 11th day of February 19 75.

*John Hensley*  
Notary Public