

This instrument was prepared by

(Name) Devon Redding, K & R Dev, Inc. 2428

(Address) Coramway

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 \$66,000.00

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 see Mtg 244-772

John C. Miller and Monique M. Miller
(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.

Lot 11, Block 9, according to the Survey of Kerry Downs, as
recorded in Map Book 5, page 135, in the Probate Office of
Shelby County, Alabama.

50,000.00 of the purchase price recited above was paid form a mortgage
loan closed simultaneously herewith.

BOOK 291 PAGE 169



19750312000011040 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Real of 16.00
1975 MAR 12 AM 8:10
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Statham
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 con-
tingent 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 encum-
brances,

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 6th day of March 19 75

ATTEST:

Secretary

By Devon Redding
President

STATE OF Alabama }
COUNTY OF

Mrs. Elsie Statham

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 6th day of March 1975

Mrs. Elsie Statham
Notary Public