

This instrument was prepared by

(Name) Dale Corley, Attorney at Law 8284
(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,

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

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

Garrie 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.

This deed is given to correct that certain deed recorded in Volume 288,
Page 734 in the Office of the Judge of Probate of Shelby County, Alabama.

19751003000055120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/03/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 OCT -3 AM 8:18
Corrective
Carroll H. Denson
JUDGE OF PROBATE

BOOK 294 PAGE 769

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,
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 Denson
President

Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned
State, hereby certify that Michael Denson
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

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Notary Public