

This instrument was prepared by

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(Address) 2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Fifty Seven Thousand Five Hundred and No/100-----

See Mtg 351-674

to the undersigned grantor, SAM BENNETT REALTY & DEVELOPMENT COMPANY, 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

JOHN J. KRAHN and GEORGIA A. KRAHN

(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 58, according to the survey of Second Sector, Portsmouth, as recorded in Map Book 6, Page 37, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976 and thereafter.
2. 35 foot building line and 5 foot easement on rear and east side as shown by recorded map.
3. Restrictions contained in Misc. Volume 10, Page 547 and Misc. Volume 13, Page 41, in the Probate Office of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in Misc. Volume 10, Page 754, in said Probate Office.
5. Agreement with Plantation Pipeline Company recorded in Misc. Volume 10, Page 186, in said Probate Office.
6. Easement to Alabama Power Company recorded in Volume 294, Page 52, in said Probate Office.

\$37,500.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19760120000003840 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/20/1976 12:00:00AM FILED/CERT

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, SAM W. BENNETT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January 19 76  
ATTEST: SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC

Secretary SAM W. BENNETT, President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sam W. Bennett whose name as President of Sam Bennett Realty & Development 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 15th day of January

Robert O. Driggers  
Notary Public  
My Commission Expires May 3, 1978