

This instrument was prepared by

6504

(Name) William J. Wynn, Attorney

(Address) 720 Massey Building, Birmingham, Alabama

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Forty-nine Thousand Three Hundred and no/100 (\$49,300.00) Dollars

See Mtg 357-792

to the undersigned grantor, Bill Brantley Construction 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

Harvey Cohen and wife, Yolanda M. Cohen

(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 70, according to the survey of Kingwood, First Addition, as recorded in Map  
Book 6, page 90 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1976.
2. Easement to Ala. Power Co. recorded in Vol. 55, page 454; Vol. 225,  
page 224; Vol. 299, page 150; Vol. 299, page 156; Vol. 299, page 132, Vol. 299,  
page 138 and Vol. 299, page 144 in said Probate Office.
3. 35 foot building line on south and west sides and 10 foot easement on east side  
as shown by recorded map. Said easement for public utilities, sanitary and storm sewers  
and storm ditches.
4. Restrictions contained in Misc. Vol. 15, page 892 and Misc. Vol. 16, page 361  
in said Probate Office.
5. Agreement with Ala. Power Co. recorded in Misc. Vol. 16, page 354 in said Probate Office.

\$49,300.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

19760914000087960 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/14/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 SEP 14 AM 9:28  
Deed Book 58  
Conveyance  
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, unless otherwise noted above, 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, Bill Brantley  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of September 19 76  
BILL BRANTLEY CONSTRUCTION CO., INC.

ATTEST:

By Bill Brantley  
Bill Brantley President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Bill Brantley  
whose name as President of Bill Brantley Construction 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 10th day of September 19 76.

William J. Wynn  
Notary Public