

This instrument was prepared by

(Name) Frank K. Bynum, Attorney 5783

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

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

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor, K & R Development Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jimmy A. Box and wife, Marolyn S. Box

(herein referred to as GRANTEEES) 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 the County of Shelby, State of Alabama, to-wit:

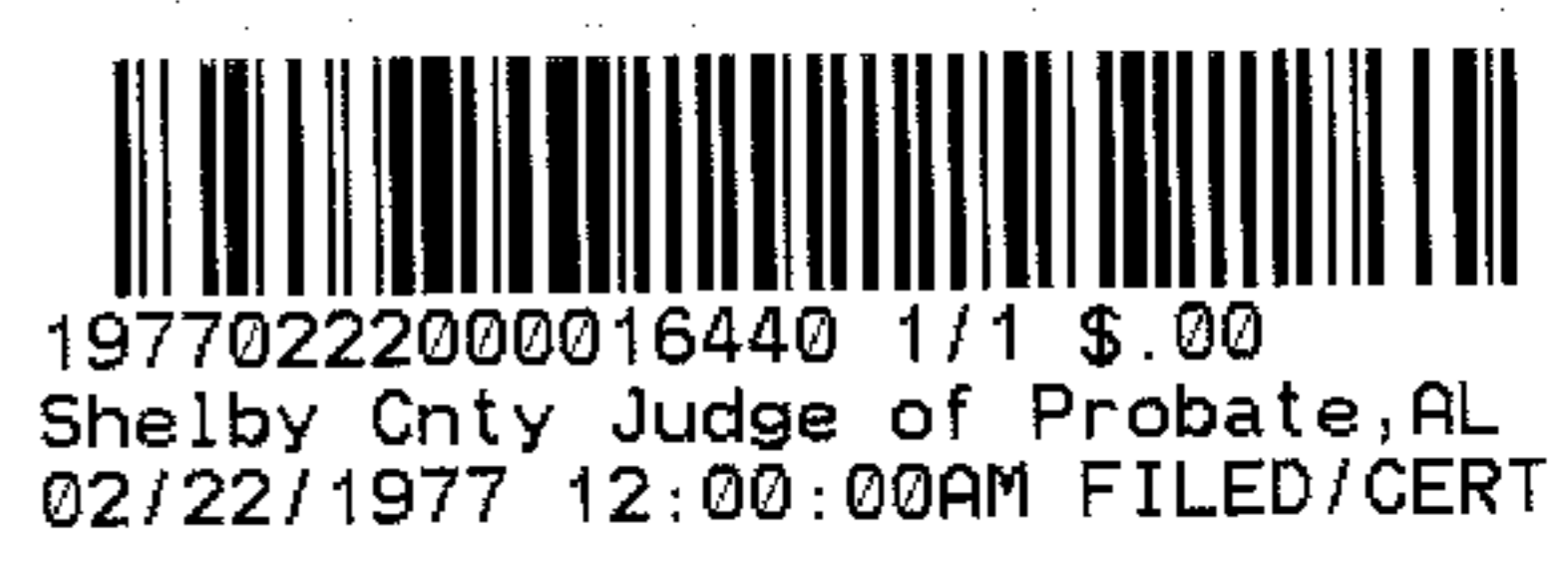
Lot 11, Block 2, according to the Survey of Applecross,
as recorded in Map Book 6, Page 42 A & B, in the Office
of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$36,000.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

Grantor has disclosed to grantee that there are numerous materialmen and workmen, who have
provided materials and/or labor to construct the residence located on the above described
real property, and that many of said materialmen and/or workmen have not been paid by
Grantor. Grantor expressly does not warrant in this deed that materialmen and/or workmen
have been paid, that workmen and/or materialmen do not have perfectable mechanics' liens,
or that the property conveyed herein is being conveyed free of mechanics' liens.

As further consideration herein grantee agrees to assume and pay the outstanding indebtedness
owed by grantor herein to all materialmen and workmen for materials furnished and/or work
done on the residence located on the above described real estate.



TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 21st day of February 19 77.

XXXXXX:

K & R DEVELOPMENT CO., INC.

By Devon Redding
Devon Redding President

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Devon Redding
whose name as President of K & R 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 21st day of February 1977.

Thomas G. ...
JUDGE OF PROBATE

Blowny Cash...
Notary Public

Rec 1.50
Index 1.00
D. D. 11-00

BOOK 303 PAGE 882