

This instrument was prepared by

(Name) (Mrs.) Pam Lucas 1183

(Address) 1031 South 21st Street, Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-79

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Thousand and No/100 Dollars -----

to the undersigned grantor, Perkins Bros. Development Company, 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

Dennis M. Kaiser and wife Sally S. Kaiser

(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 Shelby County, Alabama, to-wit:

Lot 123, according to Survey of Meadow Brook, Second Sector - Second Phase, as recorded in Map Book 7, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights of way, and easements of record.

Mineral and mining rights excepted.



19790329000037620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1979 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.

COPIES THIS
WARRANTY DEED WAS FILED

19 MAR 29 AM 11:02

Thomas M. Hamilton, Jr.
JUDGE OF PROBATE

Deed 20.00

Rec. 150

Sub. 100

22.50

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 contingent 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 encumbrances, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Hamilton Perkins, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of March 19 79.

ATTEST:

PERKINS BROS. DEVELOPMENT COMPANY, INC.

By Hamilton Perkins, Jr. President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that Hamilton Perkins, Jr. whose name as President of Perkins Bros. Development Company, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me and 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, Perkins Bros. Development Company, Inc.

Given under my hand and official seal, this the 26th day of March 19 79.

Notary Public
26. 3-5-81