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Shelby Cnty Judge of Probate, AL
11/08/1979 12:00:00AM FILED/CERT

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This instrument was prepared by

(Name) James C. Pino, Attorney at Law

(Address) P. O. Box 568, Pelham, Alabama 35124

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 10481 • PHONE (205)-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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

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

That in consideration of Fifty-Five Thousand and No/100 Dollars ($55,000.00)

to the undersigned grantor, Willie Grimes Masonry 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

William Stanislaus Kenny and wife, Mary Katherine Kenny

(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.

Lot 79 according to the Survey of the Second Addition to Scottsdale, as shown by plat recorded in Map Book 7, Page 118 in the Probate Office of Shelby County, Alabama.

BOOK 323 PAGE 190

SUBJECT TO: (1) All assessments and taxes for the year 1980 and subsequent years, which said taxes for 1980 are a lien, but not due and payable until October 1, 1980. (2) Right-of-way to Southern Natural Gas Corporation dated July 22, 1929, recorded in Deed Book 90, Page 62 in Probate Office. (3) Building setback line of 35 feet from Henry Drive, as shown by recorded plat. (4) Restrictions, conditions and covenants contained in instrument dated January 26, 1979, and recorded in Misc. Book 29, Page 229 in Probate Office. (5) Transmission Line Permit to Alabama Power Company and South Central Bell recorded in Deed Book 318, Page 04 in Probate Office. (6) Public utility easements as shown by recorded plat of said subdivision, including a 7.5 foot easement along the northeasterly and easterly side of said lot. (7) Right-of-way to Alabama Power Company as recorded in Deed Book 320, Page 891 in Probate Office of Shelby County, Alabama.

$55,000.00 of the purchase price recited above was paid from a Mortgage Loan closed simultaneously herewith.

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, Willie Grimes who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of November 19 79

ATTEST: STATE OF ALA. SHELBY CO. I CERTIFY THIS

Secretary By Willie Grimes
President

1979 NOV -8 AM 10: 20

See Mtg. 398-140

Rec. 1 50
Ind. 1 00
2 50

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY }

I, James C. Pino a Notary Public in and for said County in said State, hereby certify that Willie Grimes whose name as President of Willie Grimes Masonry Company, 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 November 19 79

James C. Pino
Notary Public

Form ALA-33

Return to: Pazen + Pino
P.O. Box 568