

This instrument prepared by Michael Bolin Birmingham, Alabama 35244

(Name) Michael Bolin (Address) 623 Frank Nelson Building Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of SEVENTY FIVE THOUSAND AND 00/100 DOLLARS

19810618000067230 Pg 1/1 .00 Shelby Cnty Judge of Probate, AL 06/18/1981 00:00:00 FILED/CERTIFIED

to the undersigned grantor, Trade-A-Home, 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

Kerry W. Bowers and wife Nancy A. Bowers

(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

Lot 12, Block 1, according to the survey of Gross' Addition to Altadena South, First Phase, First Sector, as recorded in Map Book 5, Page 122 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Ad valorem taxes for the year 1981.
- Thirty five foot building line as shown by recorded map.
- Five foot easement on southwest and southeast; Seven and one-half foot easement on northwest and northeast as shown by recorded map.
- Restrictions contained in Misc. Vol. 3, Page 817 in the Probate Office of Shelby County, Alabama.
- Mineral and mining rights excepted.

\$60,000.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith delivery of this deed.

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, Rose Mary Chambers who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of June 19 81

ATTEST: Trade-A-Home, Inc. By Rose Mary Chambers President

STATE OF Alabama } COUNTY OF Jefferson } RECEIVED JUN 16 1981 413-393

I, the undersigned, Rose Mary Chambers, Secretary, State, hereby certify that Rose Mary Chambers, whose name as President of Trade-A-Home, 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 16th day of June 19 81