

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To: GRANTOR

NAME: James F. Burford, III
ADDRESS: Suite 2900, 300 Vestavia Off. Pk
Birmingham, AL 35216

FRED CHALMERS

2018 WILDFLOWER DR.

B'ham AL

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

818

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of \$83,779.35

to the undersigned grantor, Kaylin Corporation
a corporation, in hand paid by Fred T. Chalmers and Nancy B. Hearn
the receipt whereof is acknowledged, the said Kaylin Corporation

does by these presents, grant, bargain, sell, and convey unto the said Fred T. Chalmers and Nancy
B. Hearn

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 123, according to the Fourth Addition to Riverchase West,
Residential Subdivision as recorded in Map Book 7, page 156 in
the Probate Office of Shelby County, Alabama.

Subject to:

Schedule B - Section 2 #3, 4, 5, 6, 7

#3. Taxes due in the year 1982 and thereafter.

#4. 10 foot easement on rear, northeast and east as shown by
recorded map.

#5. Agreement with Alabama Power Company recorded in Misc.
Volume 32, page 207 in the Probate Office of Shelby County,
Alabama.

#6. Restrictions recorded in Misc. Volume 32, page 213; Misc.
continued on back.

TO HAVE AND TO HOLD Unto the said Fred T. Chalmers & Nancy B. Hearn
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Kaylin Corporation

does for itself, its successors

and assigns, covenant with said Fred T. Chalmers & Nancy B. Hearn
heirs and assigns, that it 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 Fred T. Chalmers & Nancy B. Hearn

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Kaylin Corporation

signature by Guy W. Ray

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 15th day of June, 1982.

ATTEST:

Secretary.

By

Kaylin Corporation
Guy W. Ray
Vice President

WARRANTY DEED

CORPORATION

TO

State of Alabama

Cippen COUNTY,

I, *JAMES F. BURFORD III*, a Notary Public in and for said county in said state, hereby certify that *GUY W. RAY* whose name as President of the *RAYLIN CORPORATION* a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 *15* day of *JUNE*

BOOK 340 PAGE 512

Subject to:
Continued from front page

Volume 14, page 536; Misc. Volume 17, page 550; Volume 323, page 48 and amended by Misc. Volume 34, page 549 in said Probate Office.

#7. Mineral and mining rights and rights incident theretorecorded in Volume 127, page 140 in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1982 JUN 24 AM 9:57

Frank A. Shandlen, Jr.
JUDGE OF PROBATE

Rec'd tax \$400
Re. 300
Sub. 100
98 00