

THIS INSTRUMENT PREPARED BY:

1046

NAME: Harry B. Maring
Denaburg, Schoel, Meyerson, Ogle, Zarzaur & Max
ADDRESS: 2125 Morris Avenue
Birmingham, Alabama 35203

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Eighty Four Thousand and no/100-----Dollars

to the undersigned grantor, Trent Corporation
a corporation, in hand paid by Charles E. Kalb and wife, Kathy M. Kalb
the receipt whereof is acknowledged, the said

Trent Corporation

does by these presents, grant, bargain, sell, and convey unto the said

Charles E. Kalb and wife, Kathy M. Kalb

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 3, according to the map and Survey of Old Mill Trace, Second Sector,
as recorded in Map Book 8, Page 156 in the Probate Office of Shelby County,
Alabama.

Subject to:

- 1) Ad valorem taxes for 1985
- 2) 35 foot building line as shown by recorded map.
- 3) 10 foot easement on East side, 50 foot easement on South side and 5 foot easement on North side, all as shown by recorded map.
- 4) Coal, Oil, gas and other minerals in and to subject property herein.
- 5) Right of Way to Alabama Power Company as recorded in Volume 353, Page 990, in the Probate Office of Shelby County, Alabama.
- 6) Right of Way to South Central Bell as recorded in Volume 353, Page 808, and Volume 353, Page 810, in the said Probate Office.

\$77,800.00 of the purchase price recited above was paid from the proceeds of a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles E. Kalb and wife, Kathy M. Kalb 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 Trent Corporation does for itself, its successors and assigns, covenant with said Charles E. Kalb and wife, Kathy M. Kalb 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 Charles E. Kalb and wife, Kathy M. Kalb heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Trent Corporation

signature by Steve Swalley has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 12th day of October, 1984.

ATTEST:

TRENT CORPORATION

Secretary.

By Steve Swalley
Steve Swalley President

STANDARD, 30001, ALABAMA, 001, 2123 MCNEIS AVENUE
BIRMINGHAM, ALABAMA 35203

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

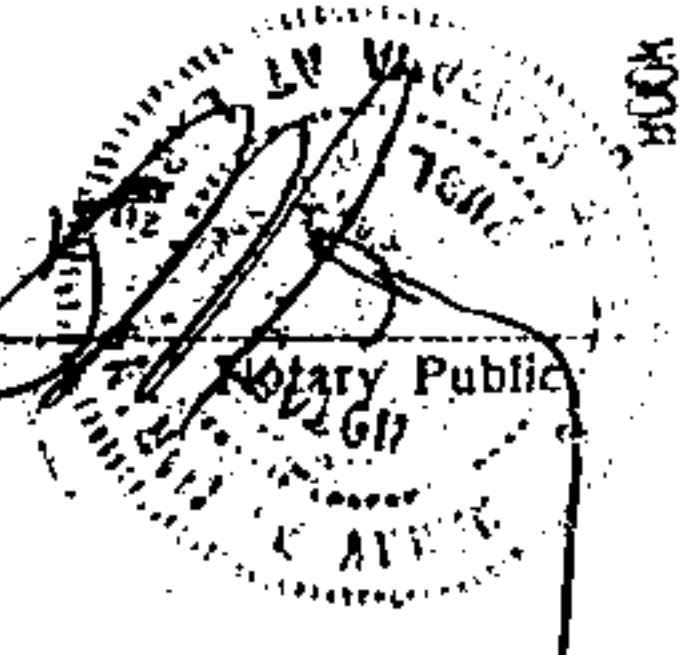
615 No. 21st Street Birmingham, Ala.

State of Alabama

Shelby COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Steve Swalley whose name as President of the Trent 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 22th day of October, 1984



BOOK 005 PAGE 742

STATE OF ALA. DEED
I CERTIFY THIS
005-743
1984 OCT 17 AM 11:31
JAMES H. SWALLEY, JR.
JUDGE OF THE STATE

Deed tax - 6.50
Rec. 5.00
Ind. 1.00
12.50