

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) P. O. BOX 360187

BIRMINGHAM, AL 35236-0187



James S. Rainwater
5537 Heath Row Drive
Birmingham, Alabama 35243
Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 18481 • PHONE (205) 328-8038
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 ONE HUNDRED TEN THOUSAND AND NO/100TH (\$110,000.00) DOLLARS

to the undersigned grantor, KEN MITCHELL BUILDERS, 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

JAMES S. RAINWATER AND WIFE, JACQUELYN G. RAINWATER

(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, TO-WIT:

Lot 10, according to the survey of Meadow Brook 12th Sector, as recorded in
Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$78,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$
Deed Tax	32.00
Mineral Tax	
Recording Fee	2.50
Index Fee	1.00
TOTAL	\$ 35.50

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

1984 NOV 15 PM 2:01

Judge of Probate

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 con-
tingent 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 encum-
brances,

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, KEN MITCHELL
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13TH day of NOVEMBER, 19 84

ATTEST:

KEN MITCHELL BUILDERS, INC.

By

KEN MITCHELL

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that KEN MITCHELL
whose name as THE President of KEN MITCHELL BUILDERS, 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 13TH day of NOVEMBER, 19 84

Form ALA-33

Notary Public