

This instrument was prepared by
Loring S. Jones, III, Attorney at Law
(Name) Suite 107, Colonial Center
1009 Montgomery Highway, South
(Address) Vestavis Hills, Alabama 35216
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of ONE HUNDRED THIRTY THREE THOUSAND AND NO/100-----
(\$133,000.00)

to the undersigned grantor, K & C 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

Ronald M. Smith and Teresa Z. Smith

(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 12, according to the Survey of Meadowbrook, Third Sector, as
recorded in Map Book 7, page 66 in the Probate Office of Shelby County,
Alabama.

Subject to easements and restrictions of record and current year
Ad Valorem Taxes.

NOTE: \$126,350.00 was paid from a mortgage loan closed simultaneously
herewith.

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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, James E. Kelly, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of April 1985.

ATTEST:

Deed Tax 7.00
Fee 2.50
Aud 1.00
10.50

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED

By James E. Kelly, Jr. President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

1985 APR 17 AM 9:47

I, the undersigned JUDGE OF THE STATE
State, hereby certify that James E. Kelly, Jr.
whose name as President of K & C 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 15th day of April

My Commission Expires September 20, 1985