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This instrument was prepared by

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Form 1-1-7 Rev. 8-78

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-Two Thousand, Nine Hundred (\$42,900.00) and no/100DOLLARS

to the undersigned grantor, Shelby State Bank, an Alabama Banking corporation (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kurt William Mikan and Kathleen Joyce Mikan

(herein referred to as GRANTEEES) 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 No. 11, in The Round Table Subdivision, as shown by Map of The Round Table Subdivision, as recorded in Map Book 7, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to:

Taxes for 1985 and subsequent years.

Building set back lines and easements as shown on recorded map.

Transmission line permits to Alabama Power Company recorded in Deed Book 103, Page 171; and in Deed Book 220, Page 46.

Right of way to Shelby County, recorded in Deed Book 211, Page 622, and by condemnation proceedings recorded in Probate Minutes 19, Page 223,

Easement to South Central Bell, recorded in Deed Book 309, Page 341, in Probate Office.

Restrictions as recorded in Misc. Book 24, Page 168.

All rights outstanding by reason of the statutory right-of-redemption from the foreclosure of that certain mortgage given by Alan K. Edmondson and wife, Kathy Edmondson, to Shelby

State Bank, an Alabama banking corporation in Mortgage Book 427, Page 566, and said foreclosure being evidenced by foreclosure deed to Shelby State Bank, dated August 22,

1984, recorded in Deed Book 358, Page 349, and also by foreclosure deed to Shelby State Bank, dated October 11, 1984, recorded in Real Record 005, Page 288, in Probate Office.

Also, right of United States to redeem the insured premises from foreclosure sale conducted on Alan K. Edmondson and wife, Kathy Edmondson, as provided by the Federal Tax Lien Act of 1966 (26USC 7425).

\$36,450.00 of the above consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Anthony F. Holmes who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of July 19 85

ATTEST

Assistant Secretary

SHELBY STATE BANK,

By Anthony F. Holmes Vice President

Anthony F. Holmes

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STATE OF ALABAMA
COUNTY OF SHELBY

Judge of Probate

I, the undersigned authority

a Notary Public in and for said County in said

State, hereby certify that Anthony F. Holmes whose name as Vice President of Shelby State Bank, an Alabama banking 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 3rd day of July 19 85.

Deed TAX 6.50
Rec 2.50
Jud 1.00
10.00

Elizabeth Batches Notary Public

My Commission Expires April 26, 1986