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This instrument was prepared by
(Name) James C. Pino, Attorney at Law
(Address) P. O. Box 766, Alabaster, AL 35007



This Form furnished by
Cahaba Title, Inc.
1970 Chendalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

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 Forty Seven Thousand and No/100 Dollars (\$47,000.00)

to the undersigned grantor, King and Fowler Real Estate, Incorporated 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
Jeffrey Zane Bass and wife, Peggy H. Bass

(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 9, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1985, a lien, but not due and payable until October 1, 1985. (2) Building setback line of 30 feet reserved from King James Drive as shown by plat. (3) Public utility easements as shown by recorded plat, including a 7.5 foot easement on the North side and a 15 foot easement on the West side. (4) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 225, Page 224, and Deed Book 55, Page 454 in Probate Office. (5) Right-of-way granted to South Central Bell by instrument recorded in Deed Book 285, Page 253 in Probate Office. (6) Easement to Colonial Pipeline as shown by instrument recorded in Deed Book 220, Page 505 and Misc. Book 20, Page 247 in Probate Office. (7) Agreement with Alabama Power Company as to underground cables recorded in Real 12, Page 549 and covenants pertaining thereto recorded in Real 12, Page 548 in Probate Office.

\$44,650.00 of the purchase price recited above 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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James L. King
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 19 85

ATTEST: STATE OF ALA. SHELBY CO. KING AND FOWLER REAL ESTATE INCORPORATED
I CERTIFY THIS
INSTRUMENT WAS FILED
By James L. King, President

1985 SEP -4 AM 9:14
Due tax - 250
Rec 250
Incl 100
600

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
State, hereby certify that James L. King
whose name as President of King and Fowler Real Estate Incorporated
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 30th day of August 19 85
Form AEA-33
James C. Pino
Notary Public