

Keith Dean Gapen and
Janet Smith Gapen
1552 County Road 95
Alabaster, AL 35007

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law

(Address) 1600 City Federal Building, Birmingham, Alabama 35203

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

STATE OF ALABAMA
COUNTY OF SHELBY

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand Nine Hundred and No/100 (\$71,900.00)---DOLLARS

to the undersigned grantor, BRANTLEY HOMES, INC.

(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

KEITH DEAN GAPEN and JANET SMITH GAPEN

(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 6, according to the Survey of Portsouth, Third Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1986.
2. Restrictions as recorded in Misc. Book 29, Page 557, in the Probate Office of Shelby County, Alabama.
3. Agreement with Alabama Power Company as recorded in Misc. Book 29, Page 400, in said Probate Office.
4. Easements as to underground electrical distribution as recorded in Misc. Book 29, Page 406, in said Probate Office.
5. Transmission line permit to Alabama Power Company as recorded in Deed Book 318, Page 11, in said Probate Office.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 259, Page 171, in said Probate Office.
7. Easements over the South and East sides of said lot as shown on recorded map of said subdivision.

\$68,300.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

1986 MAR 12 AM 9:43

Judge of Probate

1. Deed Tax	\$ 4.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	7.50

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 Vice President, Sue Brantley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of March 19 86

ATTEST:

BRANTLEY HOMES, INC.

By

Sue Brantley
Vice President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Sue Brantley whose name as Vice President of BRANTLEY HOMES, 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 10th day of March 19 86

Barnett, Dingle

Robert Smith
Notary Public