

SEND TAX NOTICE:
James C. Nix, Jr.
Kristin M. Sharp
Conch Circle
Alabaster, AL 35007

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand Nine Hundred and no/100-----DOLLARS

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
James C. Nix, Jr. and Kristin M. Sharp

(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 90, according to the Survey of Port South, Third Sector,
as recorded in Map Book 7, page 110, in the Probate Office
of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$66,224.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

BOOK 666 PAGE 64

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

1986 MAR 31 PM 3:13

Thomas H. Halbrooks, Jr.
JUDGE

1. Deed Tax \$ 500
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 850

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of March 19 86

ATTEST:

K & C Builders, Inc.

By *[Signature]* 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 J.E. Kelly, Jr. K & C Builders, Inc.
whose name as President of
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 15th day of

March 19 86

[Signature]
Notary Public