

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.(Address) P. O. Box 360187Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Carroll C. Colvin(Address) 5112 Jameswood DriveBirmingham, AL 35244

2267

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

## STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

(\$149,300.00)

That in consideration of ONE HUNDRED FORTY NINE THOUSAND THREE HUNDRED & NO/100TH DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry Kent d/b/a Larry Kent Building Company

(herein referred to as grantors) do grant, bargain, sell and convey unto

Carroll C. Colvin and wife, Mildred B. Colvin

(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 4, according to the survey of Jameswood, First Sector, as recorded in Map Book 10 Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$50,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: 5112 Jameswood Drive, Birmingham Alabama 35244

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of March, 19 87

WITNESS

Deed Tax 99.50  
Rec 2.50  
Jud 1.00  
103.00  
I CERTIFY THIS INSTRUMENT WAS FILED  
1987 MAR 26 AM 10:32

Larry Kent (Seal)  
LARRY KENT d/b/a LARRY KENT BUILDING COMPANY (Seal)  
(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Company whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March, A.D., 19 87

My Commission Expires  
3/10/91

Notary Public