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This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND THREE HUNDRED & 00/100---(\$75,300.00) DOLLARS to the undersigned grantor, Mitchell Brothers Contractors a corporation, (herein referred to as the 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 Samuel K. Swee and wife, Joan Swee (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:

Lot 9, Block 3 according to the Survey of Southwind, First Sector as recorded in Map Book 6, Page 72, in the Probate Office of Shelby County, Alabama.

All taxes for the year 1988 and subsequent years, not yet due and payable.

35' Building Line as shown by recorded Map.

10' Easement rear as shown by recorded Map

Restrictions as recorded in Misc. 14, Page 23, and Misc. 14, Page 4752 in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as recorded in Misc. 14, Page 769 in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company as recorded in Volume 299, Page 120 in the Probate Office of Shelby County, Alabama.

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

\$60,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1127 Highway 264, Alabaster, Alabama 35007

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 the right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it 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 GRANTEEES, their heirs, executors, and assigns forever against the lawful claims of all persons arising during the time said property was owned by grantor.

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IN WITNESS WHEREOF, the said GRANTOR by its Secretary, J. D. Mitchell, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of December, 1987.

MITCHELL BROTHERS CONTRACTORS

BY:

J. D. Mitchell
J. D. Mitchell, Secretary

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, in and for said County in said State, hereby certify that J. D. Mitchell, whose name as Secretary of Mitchell Brothers Contractors, a corporation is signed to the foregoing conveyance and who is known to 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 22nd DAY OF DECEMBER, 1987.

[Signature]
Notary Public

My Commission Expires March 10, 1991

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
87 DEC 28 PM 5:33

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>15.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>21.50</u>

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