

This instrument was prepared by

Send Tax Notice to:

(Name) Julie B. Di Vito  
(Address) 2700 Highway 280 E., Suite 112  
Birmingham, AL 35223

70 Roger C. Hannah  
7 South Forty  
Alabaster, AL 35007

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of: (\$ 68500.00)

**SIXTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND 00 CENTS**

to the undersigned grantor, a corporation, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
**Ken Mitchell Builders, Inc.**

the said corporation, (herein referred to as GRANTORS) does grant, bargain, sell and convey unto

**Roger C. Hannah and Phyllis E. Hannah**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
**Shelby** County, Alabama to wit:

See "Exhibit A" attached hereto and by this reference made a part hereof.

BOOK 245 PAGE 131

TO HAVE AND TO HOLD Unto the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, 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 hereunder set its signature and seal, this 31st day of May, 1989.

ATTEST:

\_\_\_\_\_  
(Seal)  
Secretary

By: *Ken Mitchell Builders Inc.* (Seal)  
**Ken Mitchell Builders Inc.**  
**President**

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
**Ken Mitchell Builders Inc.**

whose name as **President** of **Ken Mitchell Builders, 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 31st day of May A.D., 1989.

My commission expires: Feb. 18, 1992

Notary Public

*Julie B. Di Vito*  
**Julie E. Di Vito**

EXHIBIT A

Lot 7, according to the Survey of South Forty Corp. as recorded in Map Book 11 page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 68,000<sup>00</sup> of purchase price was paid from the mortgage loan closed simultaneously herewith.

Subject to:

1. Restrictions, covenants and conditions as set out in instrument recorded in Real 181 page 882 in Probate Office.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 121 and Deed Book 129 page 40 in Probate Office.
3. Right-of Way granted to South Central Bell by instrument recorded in Deed Book 237 page 378 in Probate Office.
4. Easement to Alabama Power Company as shown by instrument recorded in Real 167 page 313 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 76 page 81 and Deed Book 324 page 391 in Probate Office.
6. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 11 page 102 in Probate Office.

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

89 JUL -5 PM 5:54

*Thomas A. Jennings, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	NO TAX COLLECTED
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	4.00
TOTAL	9.00