

This instrument was prepared by

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

489

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY FIVE THOUSAND & 00/100— (\$65,000.00) DOLLARS to the undersigned grantor, Crestwood Homes, Inc. 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 Kelly J. Bakane and wife, Susan Bakane (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:

See Attached Exhibit "A" for Legal Description.

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

\$55,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS:

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 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.

IN WITNESS WHEREOF, the said GRANTOR by its President, B. J. Jackson, who is authorized to execute this conveyance, hereto set its signature and seal, this the 31st day of August, 1989.

Crestwood Homes, Inc.

By:   
B. J. Jackson, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that B. J. Jackson whose name as the President of Crestwood 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 31st day of August, 1989

  
Notary Public

My Commission Expires March 10, 1991

# EXHIBIT "A"

Parcel 1: Part of the NW 1/4 of NW 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said Section 1, run in an Easterly direction along the North line of said section for a distance of 688.87 feet; thence turn an angle to the right of 115 degrees 03 minutes 27 seconds and run in a Southwesterly direction for a distance of 409.20 feet to an existing iron pin; thence continue along last mentioned course for a distance of 286.02 feet to an existing iron pin; thence turn an angle to the right of 102 degrees 04 minutes 01 seconds and run in a Northwesterly direction for a distance of 390.69 feet to an existing iron pin, being on the Southeast right-of-way line of State Highway #261; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right-of-way line of State Highway #261 for a distance of 115.27 feet to an existing tack, being the point of beginning; thence continue in a Northeasterly direction along said Southeast right-of-way line for a distance of 13 feet to an existing iron pin, being on a point of continuous curve; thence continue in a Northeasterly direction along said Southeast right-of-way line for a distance of 110.75 feet to an existing iron pin, being another point of continuous curve, said newest curve being concave in a Southerly direction, having a radius of 25 feet and a delta of 95 degrees 54 minutes 41 seconds; thence turn an angle to the right and run in a Northeasterly, Easterly and Southeasterly direction along the arc of said curve for a distance of 41.85 feet to an existing iron pin, being on the Southwest right-of-way line of North Chandalar Drive; thence run in a Southeasterly direction along said Southwest right-of-way line of North Chandalar Drive for a distance of 16.57 feet to an existing cross; thence turn an angle to the right of 70 degrees 33 minutes 30 seconds and run in a Southwesterly direction for a distance of 138.10 feet to an existing iron pin; thence turn an angle to the right of 90 degrees 22 minutes and run in a Northwesterly direction for a distance of 36.06 feet to an existing iron pin; thence turn an angle to the right of 06 degrees 15 minutes and run in a Northwesterly direction for a distance of 34.84 feet, more or less, to the point of beginning.

Parcel 3: Part of the NW 1/4 of NW 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Northwest corner of said Section 1, run in an Easterly direction along the North line of said section for a distance of 688.87 feet; thence turn an angle to the right of 115 degrees 03 minutes 27 seconds and run in a Southwesterly direction for a distance of 409.20 feet to an existing iron pin, being the point of beginning; thence continue along last mentioned course for a distance of 288.02 feet to an existing iron pin; thence turn an angle to the right of 102 degrees 04 minutes 31 seconds and run in a Northwesterly direction for a distance of 390.69 feet to an existing iron pin, being on the Southeast right-of-way line of State Highway #261; thence turn an angle to the right and run in a Northeasterly direction along said Southeast right-of-way line of State Highway #261 for a distance of 92.27 feet to an existing tack; thence from last mentioned 92.27 foot line, turn an angle to the right of 91 degrees 19 minutes 14 seconds and run in a Southeasterly direction for a distance of 37.01 feet to an existing iron pin; thence turn an angle to the left of 04 degrees 19 minutes 48 seconds and run in a Southeasterly direction for a distance of 148.04 feet to an existing iron pin; thence turn an angle to the left of 89 degrees 49 minutes and run in a Northeasterly direction for a distance of 124.42 feet to an existing iron pin, being on the Southwest right-of-way line of North Chandalar Drive; thence turn an angle to the right and run in a Southeasterly and Easterly direction along the arc of the Southwest right-of-way line for a distance of 174.92 feet to the point of beginning, containing 1.5 acres, more or less.

1. Deed Tax -----	\$ 10.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
<b>Total -----</b>	<b>\$ 19.00</b>

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

89 SEP -7 PM 3:22

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