

This instrument was prepared by

(Name) Larry L. Halcomb

3512 Old Montgomery Highway

(Address) Homewood, Alabama 35209

Send Tax Notice To:

James K. Christensen

2821 Downing Circle

Birmingham, Alabama 35242

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred eighty thousand & No/100 (180,000.00)

to the undersigned grantor, Trent Corporation a corporation, (herein referred to as 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

James K. Christensen & Valerie J. Christensen

(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, to wit:

Lot 2 according to the survey of Meadowridge as recorded in Map Book 11 page 40 A & B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1990.

Subject to 35' building line as shown by recorded map.

Subject to 10' easement on rear and 5' easement north as shown by recorded map.

Subject to restrictions appearing of record in Real 145, page 701 and Real 148, page 264, in the Probate Office of Shelby County, Alabama.

Subject to agreement with Alabama Power Company as recorded in Real 145 page 709 in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights and rights incident thereto as recorded in Real 180, page 379 in the Probate Office of Shelby County, Alabama.

Subject to Note: Map Book 11 page 40 shows the following reservation:

Sink Hole Prone Areas - The subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commission and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations whatsoever that the subdivision lots and street are safe or suitable for residential constructions, or for any other purpose whatsoever. *Areas underlain by limestone and thus may be subject to lime sink activity.

\$144,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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.

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BOOK 281

IN WITNESS WHEREOF, the said GRANTOR, by its President, Stephen S. Swalley, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of March 1990

ATTEST: STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Trent Corporation

90 MAR -6 AM 9:10

By: *Stephen S. Swalley*

President

Deed Tax 360.00

250

3.00

3.00

42.50

a Notary Public in and for said County in said

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb

State, hereby certify that

Stephen S. Swalley

whose name as

President of Trent Corporation

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 5th day of

March

1990

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1994