

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

1280

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 FORTY THOUSAND SEVEN HUNDRED EIGHTY THREE & 86/100— (\$40,783.86) DOLLARS to the undersigned grantor, Stratford Place Development, 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 Ken Lokey Homes, Inc. (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lots 42 & 52, according to the amended map of the resurvey of Stratford Place, Phase III, Final Plat, as recorded in map Book 14 page 38, 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.

all of the above-recited purchase price was paid from 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 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, Donnie F. Tucker, who is authorized to execute this conveyance, hereto set its signature and seal, this the 11th day of June, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 JUN 19 AM 8:44

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

Stratford Place Development, Inc.
By: Donnie F. Tucker
Donnie F. Tucker, President

1. Deed Tax	\$	4.00
2. Map Tax	\$	0.00
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	2.50
5. Notary Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	7.50

TAX COLLECTED

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Donnie F. Tucker whose name as the President of Stratford Place Development, 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 11th day of June, 1990

Seamus J. Hughes
Notary Public 3-3-91