

361

SEND TAX NOTICE TO:  
VICTOR J. MIRANDA  
137 Braxton Way  
Helena, AL. 35080

This instrument was prepared by

(Name) JAMES A. HOLLIMAN, ATTORNEY  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

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 FIVE THOUSAND EIGHT HUNDRED TEN AND NO/100  
(\$105,810.00) DOLLARS

to the undersigned grantor, KEN LOKEY HOMES, INC. 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

VICTOR J. MIRANDA and wife, NANCY W. MIRANDA

(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 the County of Shelby, State of Alabama, to-wit:

Lot 78, according to the Amended Map of the Resurvey of the  
Stratford Place, Final Plat, Phase III, as recorded in Map  
Book 14, Page 38, in the Probate Office of Shelby County,  
Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations,  
covenants and conditions of record, if any. (3) Mineral and mining  
rights.

\$95,800.00 of the purchase price is being paid by the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

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|         |          |
|---------|----------|
| 1. Debt | \$ 10.50 |
| 2. Debt | 0        |
| 3. Debt | 4.50     |
| 4. Debt | 3.00     |
| 5. Debt | 0        |
| 6. Debt | 1.00     |
| Total   | \$ 19.00 |

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 con-  
tingent 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 encum-  
brances,

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, KENNETH R. LOKEY  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August 19 90.

ATTEST:

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

90 SEP -7 PM 1:18

KEN LOKEY HOMES, INC.  
By *Kenneth R. Lokey*  
KENNETH R. LOKEY President  
ANN P. GORDON, ATTORNEY-IN-FACT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned authority  
State, hereby certify that ANN P. GORDON, as ATTORNEY-IN-FACT FOR KENNETH R. LOKEY  
whose name as President of KEN LOKEY 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, she, 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 19 90.

Notary Public