

This instrument was prepared by

695

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -Eighty Thousand Five Hundred & 00/100--(\$80,500.00) DOLLARS

to the undersigned grantor, The Mitchell Company, an Alabama General Partnership (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Michael T. Kamppinen and Susan J. Kamppinen

(herein referred to as GRANTEES) 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 44, Block 2, according to the Amended Map and Survey of Bermuda Lake Estates, Second Sector, as recorded in Map Book 10, page 88 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 79,874.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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

91 FEB 12 AM 9:28

Thomas L. Foster, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$ 3.50
3. Recording Fee	\$ 3.00
4. Index Fee	\$ 1.00
5. Notary Fee	\$ 1.00
6. Certified Copy	\$ 7.50
Total	\$ 17.50

TO HAVE AND TO HOLD, To the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, O. Brantley Morris, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of February 19 91

ATTEST:

THE MITCHELL COMPANY, AN ALABAMA GENERAL PARTNERSHIP, BY ARMY DEVELOPMENT CORP.

O. Brantley Morris
O. Brantley Morris, President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned State, hereby certify that O. Brantley Morris, whose name as President of Army Development Corp, General Partner of The Mithcell Company, an Alabama General Partnership, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 8th day of February 19 91

Notary Public