

Send tax notice to: Christopher Kuhn
2718 Wellington Drive
Pelham, Alabama 35124

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 5512 OLD MONTGOMERY HIGHWAY

HOMWOOD, ALABAMA 36208

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 Two Thousand and no/100 (\$102,000.00)

to the undersigned grantor, Crestwood Homes, Inc.

(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

Christopher J. Kuhn & Wendy E. Kuhn

(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 22, according to the Survey of Chanda-Terrace, Fourth Sector, as recorded in Map Book 12 page 99 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1991.

Subject to public utility easements as shown by recorded plat, including a 15 foot easement on the Northeasterly side and a 10 foot easement on the Southeasterly rear side of subject property.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Real 209 page 261 in Probate Office.

Subject to transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 215 page 501 and Real 215 page 524 in Probate Office.

Subject to Easement(s) to Alabama Power Company as shown by instrument recorded in Real 230 page 783 in Probate Office.

\$81,600.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

91 OCT -2 PM 5:25

JUDGE OF PROBATE

1. Deed Tax	\$20.50
2. Mig. Tax	\$2.50
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$27.00

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, B. J. Jackson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September 19 91

ATTEST:

CRESTWOOD HOMES, INC.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that

B. J. Jackson

whose name as

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 27th day of September

19 91

Larry L. Halcomb

Notary Public