

State of Alabama }
Shelby County

Know All Men By These Presents.

That for and in consideration of Ten and No/100 Dollars and other good and valuable consideration to the undersigned grantor, M & K Homes, Inc.

a corporation, in hand paid by Randall F. Gann and Rhonda C. Buell the receipt whereof is acknowledged, the said M & K Homes, Inc.

Sale Price
\$153,900.00

does by these presents, grant, bargain, sell, and convey unto the said Randall F. Gann and Rhonda C. Buell

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 84 according to the survey of Kentwood, 2nd Addition, Phase I, as recorded in Map Book 18 at Page 60 in the Probate Office of Shelby County, Alabama, reference to which is hereby made in aid of and as a part of this description.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record.

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10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.00

TO HAVE AND TO HOLD Unto the said Randall F. Gann and Rhonda C. Buell

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said M & K Homes, Inc.

and assigns, covenant with said Randall F. Gann and Rhonda C. Buell, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as set out herein,

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 Randall F. Gann and Rhonda C. Buell, their

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS THEREOF, The said M & K Homes, Inc.

signature by Mike Kent

who is duly authorized, and has caused the same to be attested by its Secretary, on this day of February, 1995.

ATTEST:

has hereunto set its
its President

7th

Secretary.

M & K Homes, Inc.
By Mike Kent
Mike Kent, President

State of Alabama }
Shelby County }

I, Mary J. Windham, a Notary Public in and for said county in said state, hereby certify that Mike Kent, whose name as President of the M & K Homes, Inc., a corporation, is signed of 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 7th day of February, 1995.

Mary J. Windham
Mary J. Windham Notary Public.

This instrument was prepared by:
Insured Titles of Tuscaloosa, Inc.
2301 University Boulevard
Tuscaloosa, Alabama 35401

Source of Title: Deed Book _____ Page _____

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