

This instrument was prepared by

Send Tax Notice To: Frank O. Stevens

(Name) Massey & Stotser, P.C.

name

2056 Cahaba Crest Drive

address

(Address) P.O. Box 94308

Birmingham, Alabama 35242

Birmingham, Alabama 35220-4308

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY EIGHT THOUSAND AND NO/100-----

-----DOLLARS (\$258,000.00)

to the undersigned grantor, K. T. Realty Renovators, Inc.

a corporation,

(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 Frank O. Stevens and wife, Susan G. Stevens

(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 26, 2nd Sector, according to the Survey of Altadena Woods, 2nd and 5th Sectors, as recorded in Map Book 10, Page 54 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 2001 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$206,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 2001-12395

04/04/2001-12395

09:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 63.00

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, Steve Owens who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of March, 2001

ATTEST:

K. T. Realty Renovators, Inc.

By Steve Owens President

STATE OF Alabama
COUNTY OF Jefferson }

I, the undersigned authority
State, hereby certify that Steve Owens
whose name is President of K. T. Realty Renovators, 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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of March, 2001

My Commission Expires: 11/5/01

Notary Public