

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Dollars and other good and valuable consideration and the assumption of the unpaid balance due on mortgage to the Shelby County Savings & Loan Assn.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel H. Standifer and wife, Connie Standifer

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Lee Kirkland and Janet Ann Kirkland

(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 No. 7 in Block 2 according to Survey and Map of Cedar Grove Estates, as shown by map recorded in Map Book 3 page 53 in Probate Office of Shelby County, Alabama, EXCEPTING right-of-way of 4-Lane Birmingham-Montgomery Highway.

Mineral and mining rights excepted.

Subject to easements and right-of-ways of record.

BOOK 295 PAGE 462



19751111000062880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/11/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 NOV 11 AM 9:51
Beck Jay 1.00
Conrad M. Standifer
JUDGE OF PROBATE

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this November day of 1975.

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Daniel H. Standifer (Seal)
Daniel H. Standifer
Connie Standifer (Seal)
Connie Standifer

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Brenda Lapp Tate, a Notary Public in and for said County, in said State, hereby certify that Daniel H. Standifer and wife, Connie Standifer

whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November A. D. 19 75.

Form ALA-31

Brenda Lapp Tate
Notary Public.

My Commission Expires April 15, 1979