

This instrument was prepared by

(Name) Michael A. Newsom

(Address) 2010 City Federal Building, Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Forty-four and no/100---(\$44,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bernie G. Kirkland and wife, Lynn D. Kirkland

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

James H. Magee and wife, Bonnie A. Magee

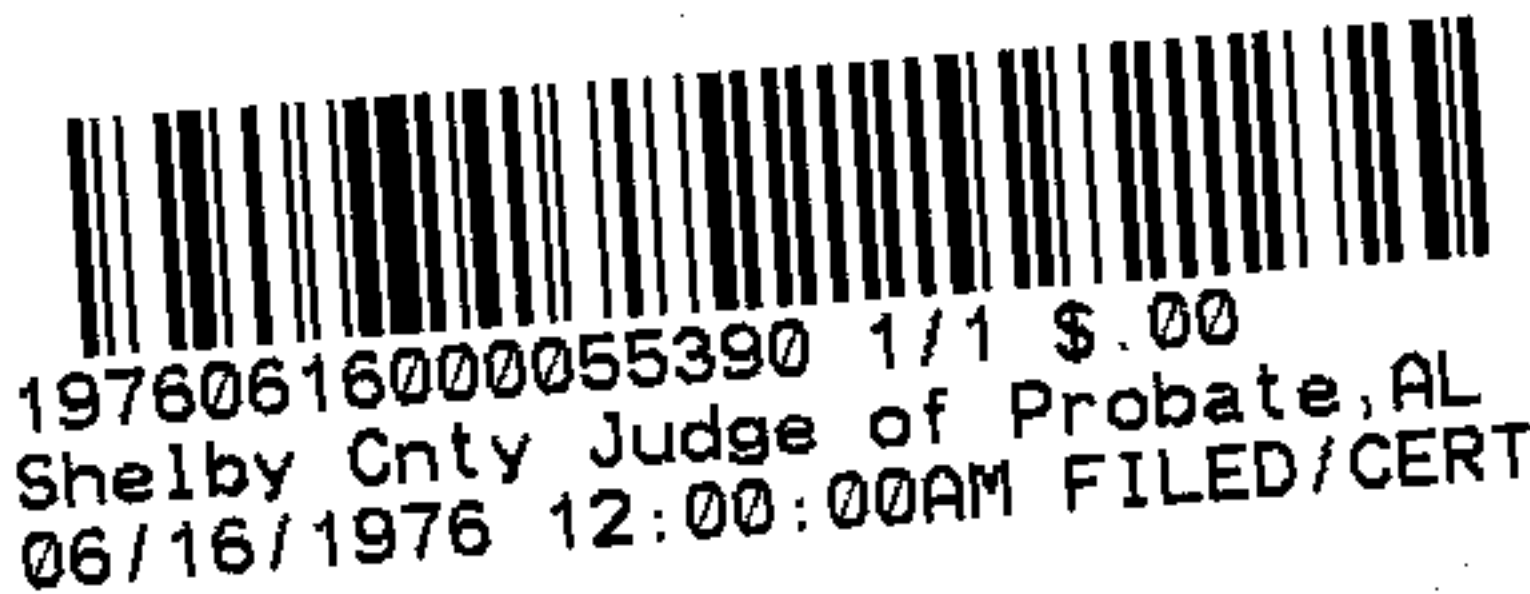
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 24, Block 1 according to the map and survey of Brookfield, Second Sector, as recorded in Map Book 6, Page 16 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, 1976.
2. Easement and building line as shown by recorded plat.
3. Right of Way to Southern Bell Tele. & Tele. Co. as recorded in Vol. 285, page 719 in said Probate Office.
4. Rights of Way to Ala Power Co. as recorded in Vol. 127, page 504, Vol. 285, page 280 and Vol. 121, page 40 in said Probate Office.
5. Right of way as recorded in Vol. 100, pg.509 in said Probate Office.
6. Protective Covenants as recorded in Misc. Vol. 7, page 837 in said Probate Office.

\$37,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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 7th day of June, 1976

BOOK 299 PAGE 325
STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
1976 JUN 16 AM 8:52
Deed July 7-
Conceded by Judge
JUDGE OF PROBATE

Bernie G. Kirkland (Seal)
Bernie G. Kirkland

Lynn D. Kirkland (Seal)
Lynn D. Kirkland

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernie G. Kirkland and wife, Lynn D. Kirkland whose name s 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 7th day of June A. D., 1976

Michael A. Newsom
Notary Public.