This instrument was prepared by (Name) KENNETH D. WALLIS, ATTORNEY AT LAW, SUITE 107 COLONIAL CENTER, 1009 MONTGOMERY HWY. SO. (Address) VESTAVIA HILLS, AL 35216

862

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THOUSAND FORTY-FOUR AND 23/100---------- DOLLARS including the ssumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Fred Thomas Buck and wife Mary Caren T. Buck

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

James B. McKinley, Jr. and wife Karen R. McKinley

(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 18, in Block 2, according to Map of Bermuda Hills, First Sector, as recorded in Map Book 6, Page 1, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to:
1. 1979 Taxes due and payable 10/1/79
2. Easements, Restrictions, agreements, Permits, Rights of Ways, Building or set back lines, of record, if any.

The consideration recited above includes the assumption, by the Grantees, simultaneously herewith of that certain first mortgage indebtedness in a current principal amount of $37,044.23. Said mortgage to First Federal Savings and Loan Association and Recorded in Mortgage Book 364, Page 696, in the Probate Office of Shelby County, Alabama.

BOOK 320 PAGE 203

1979062000077250 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/20/1979 12:00:00AM FILED/CERT

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 X (we) do for XXXXXXX (ourselves) and for XXX (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that XXX (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that XXXX (we) have a good right to sell and convey the same as aforesaid; that X (we) will and XX (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 18th day of June, 19 79.

See Mtg 364-696

WITNESS:

(Seal) Fred Thomas Buck (Seal)

Deed tax 13.00
Rec. 1.50
Ind. 1.00
15.50

9 JUN 20 AM 9 03

(Seal) Mary Caren T. Buck (Seal)

(Seal) (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Kenneth D. Wallis, a Notary Public in and for said County, in said State, hereby certify that Fred Thomas Buck & wife Mary Caren T. Buck whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, A. D., 19 79.

KENNETH D. WALLIS, Notary Public.

KENNETH D. WALLIS
ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HIGHWAY SOUTH
VESTAVIA HILLS, ALABAMA 35216