

1046

and tax notice to: Jim Kluber
3013 BROOK HILL DRIVE 4686 Vineburg Lane
Birmingham, AL 35243

This instrument was prepared by

(Name) Douglas D. Eddleman
(Address) 510 Bank for Savings Building, Birmingham, AL 35203

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *** THIRTY-EIGHT THOUSAND and 00/100 (\$38,000.00) *** DOLLARS

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

Meadow Brook Heights, A General Partnership
(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Kluber
(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 25 according to the survey of Meadow Brook, 16th Sector, 1st
Phase, as recorded in Map Book 9, Page 143 in the office of the
Judge of Probate of Shelby County, Alabama.

The above described property is conveyed subject to existing ease-
ments, conditions, restrictions, set-back lines, right-of-ways,
limitations, if any, of record.

Mineral and mining rights excepted.

The purchase price of the property described herein was
paid from the proceeds of a 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, I have hereunto set my hand(s) and seal(s), this 13th
day of March, 1986

WITNESS:
Rec'd 2.50
Ind 1.00
3.50
STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 16
1986 APR 16 AM 10:07

Douglas D. Eddleman (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Douglas D. Eddleman, a General Partner of Meadow Brook Heights, A General Partnership
whose name 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 Partner and with full authority,
on the day the same bears date:

Given under my hand and official seal this 13th day of March, A. D., 1986

Cahaba Title

Notary Public.
My Commission Expires 7/15/89