

## 645- WARRANTY DEED

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred and no/100 ----- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, Ray Harold Kirkpatrick and Lenore O. Kirkpatrick, individually and as husband and wife,

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Ray Holmes Kirkpatrick and Smyly W. Kirkpatrick, an undivided one-half interest,

(herein referred to as GRANTEEES) 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 the County of Shelby, and the State of Alabama, to-wit:

A part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and a part of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 4, Township 22 South, Range 3 West, described as follows:

Commence at the NE corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 4, and go N 89°49'W along the North Boundary of Section 4 for 890.77 feet; thence S 50°00'30"W for 167.48 feet; thence S 89°58'28"W for 70.00 feet to the Point of Beginning, thence S 3°20'45"E for 2480.57 feet to the North Boundary of Shelby County Highway No. 22, thence N 88°36'21"W along said North Boundary for 347.00 feet, thence N 3°20'12"W for 2471.94'; thence N 89°58'28"E for 346.00 feet to the Point of Beginning, containing 19.63 acres more or less.

This conveyance is made subject to all easements, rights of way, reservations and restrictions of record affecting subject property.

This deed is to correct that certain instrument filed at Book 159, page 498.

This deed is prepared without benefit of title.

1. Deed Tax \$forested  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 3.50

TO HAVE AND TO HOLD to the said GRANTEEES 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 their 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set our hands and seals, this 4<sup>th</sup> day of May, 19 88

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Ray Harold Kirkpatrick (L. S.)  
Lenore O. Kirkpatrick (L. S.)  
Lenore O. Kirkpatrick (L. S.)

88 MAY -9 PM 1:31

THE STATE OF ALABAMA, }  
AUTAUGA COUNTY }

I, Thomas P. Shouder, Jr., a Notary Public in and for said State at Large hereby certify that Ray Harold Kirkpatrick and Lenore O. Kirkpatrick, individually and as husband and wife,

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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of May, 19 88

Notary Public.

This instrument was prepared by:

NAME George P. Walthall, Jr.  
ADDRESS 141 West Main Street  
Prattville, AL 36067

SOURCE OF TITLE \_\_\_\_\_  
RPBK/DEED \_\_\_\_\_ PAGE \_\_\_\_\_  
FILE NO. \_\_\_\_\_

Subdivision	Lot	Plat Bk	Page
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