

2188
SEND TAX NOTICE TO:

(Name) Larry Gene Kay
(Address) 220 Hickory Hills Rd
Shelby, AL 35007

This instrument was prepared by

(Name) Robert C. McKee
P. O. Box 170563
(Address) Birmingham, AL 35217
FM No. ATC 27 Rev. 5/82 (205) 841-1921
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-nine Thousand Seven Hundred Fifty and no/100 (\$39,750.00) -- DOLLARS

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

Larry Gene Kay and Rodney Howard Kay, only children of W. Howard Kay and Betty B. Kay,

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

Larry Gene Kay and wife, Betty Gail Kay

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot No. 11, of Hickory Hills Subdivision, according to the map or plat thereof recorded in Map Book 5, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama. Less, and except mineral and mining rights.

Subject to: (1) Current taxes; (2) Restrictions, limitations, conditions and easements imposed upon said real estate by that certain instrument entitled, "Restrictions for Hickory Hills Subdivision," dated May 5, 1972, and recorded in Miscellaneous Book 1, at page 526, in said Probate Records; (3) Subject to easements and building set back line, as shown on the map or plat of Hickory Hills Subdivision recorded in Map Book 5, at page 103 in said Probate Records; (4) Mineral and mining rights reserved, as shown by deed dated June 16, 1900, and recorded in Deed Book 36, at page 557, in the Office of the Judge of Probate of Shelby County, Alabama.

This deed is given without a title search and maker, Robert C. McKee, assumes no liability for title.

W. Howard Kay died July 3, 1990, in Birmingham, AL, and his Last Will and Testament was probated in Shelby County, AL, Probate Case #29-97,

Betty B. Kay died April 30, 1991, in Birmingham, AL, and her Last Will and Testament was probated in Shelby County, AL, Probate Case #30-023.

The grantors herein are both married, but this property is not their homestead.

This is the property owned by W. Howard Kay and Betty B. Kay, recorded in Probate Office of Shelby County, Alabama, Book 283, page 611.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 27 day of November, 19 91.

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

91 DEC -6 PM 3:24 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

1. Deed Tax \$4.50
2. Mfg. Tax \$0.00
3. Recording Fee \$2.50
4. Indexing Fee \$3.00
5. No Tax Fee \$1.00
6. Certified Fee \$1.00
Total \$7.50

Larry Gene Kay (Seal)
Rodney Howard Kay (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Gene Kay and Rodney Howard Kay, both married, but this property is not their homestead, 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 27 day of November, A. D., 19 91

BOOK 376 PAGE 574