

THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Mtg 335-299

That in consideration of Thirty Eight Thousand and No/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Thomas M. Allen and wife, Mary L. Allen

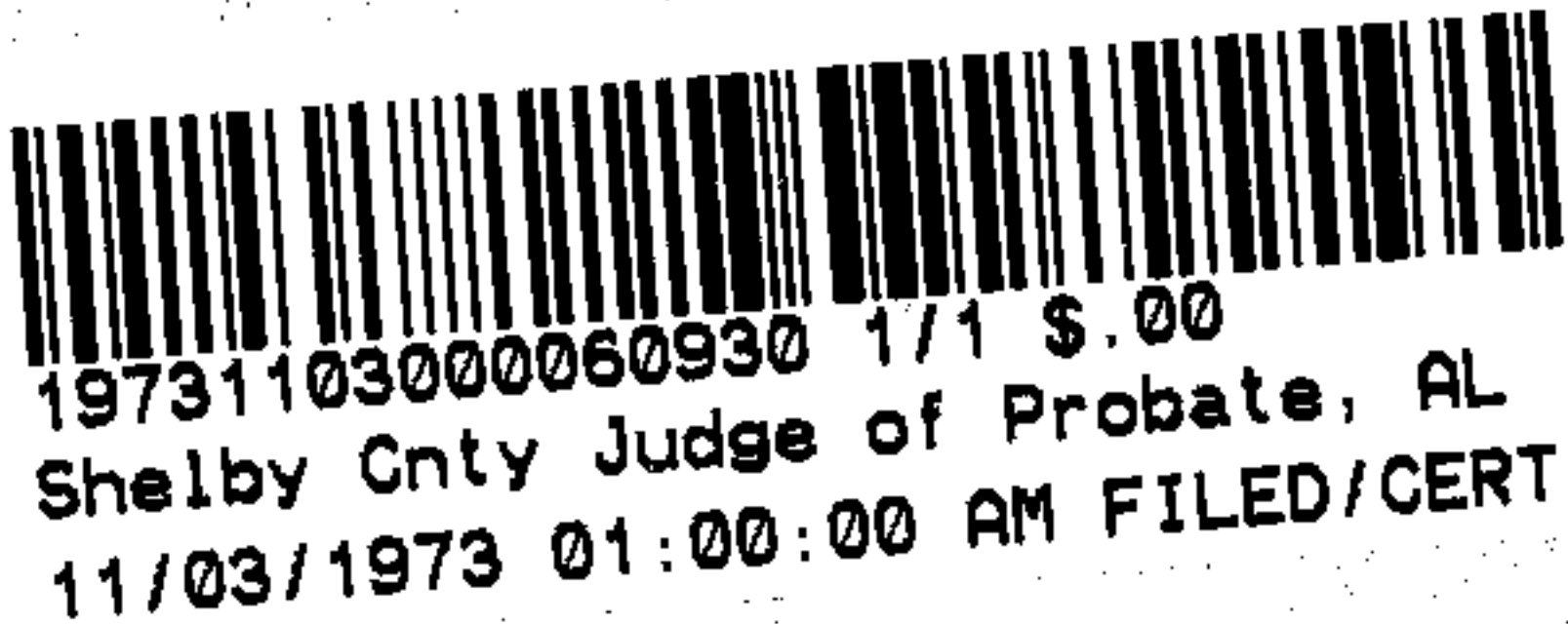
(herein referred to as grantors) do grant, bargain, sell and convey unto W. Howard Kay and Betty B. Kay

(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 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 minings 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.

\$28,000.00 of the purchase price recited above was paid from a mortgage closed simultaneously herewith.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
11/3/73 -- 3 PM 8:10
REC. BK. 100 PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 and seal S, this 2nd day of November, 1973

WITNESS:

Thomas M. Allen
Mary L. Allen

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Allen and wife, Mary L. Allen, 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 2nd day of November, A. D., 19 73