

Dale Corley

1407 City Federal Building

316

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

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of Thirteen Thousand One Hundred and no/100 DOLLARS

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

Donald E. Kinney and wife, Cynthia S. Kinney

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

Curtis E. McKenzie and wife, Jean Y. McKenzie

(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:

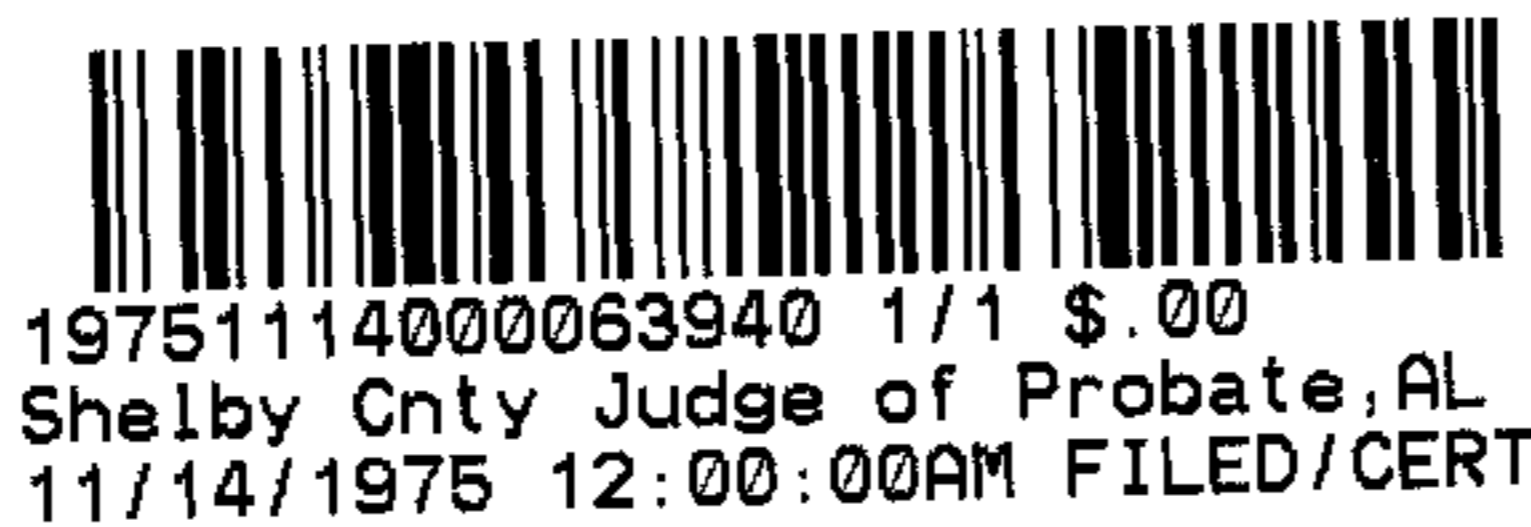
Lot 50, in Block 1, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

- 1. Current taxes.
2. Easements and building line as shown on recorded map.
3. Restrictions appearing of record in Misc. Volume 2, Page 224.
4. Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 277, Page 640.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Home Federal Savings & Loan Association of Birmingham, recorded in Mortgage Book 333, Page 25, in the said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 295 PAGE 517



STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1975 NOV 14 AM 9:09 Dale Corley 13. 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 (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: except as set forth hereinabove.

that (we) have a good right to sell and convey the same as aforesaid; that (we) will and (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 11th day of November, 1975.

WITNESS:

Donald E. Kinney
Donald E. Kinney
Cynthia S. Kinney
Cynthia S. Kinney

State of Alabama

Jefferson COUNTY

General Acknowledgement

I, the undersigned hereby certify that Donald E. Kinney and wife, Cynthia S. Kinney whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State, known to me, acknowledged before they executed the same voluntarily.

Given under my hand and official seal this 11th day of November

John R. [Signature] Notary Public