

This instrument was prepared by

(Name) Dorothy B. Davis

(Address) 1031 So. 21st Street, Birmingham, Alabama 35205

Form 1-15 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 Eighteen Thousand Five Hundred & no/100 - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder, partner, doing business as Deerwood Lake, a partnership

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

Michael W. Kincaid and wife, Ruth C. Kincaid

(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 23, according to Map of Deerwood Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

19770803000080140 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1977 12:00:00AM FILED/CERT

The above property is conveyed subject to:

1. Taxes for the current year.
2. Restrictive covenants and conditions filed for record on August 1, 1974, in Misc. Book 9, Page 432.
3. Utility easements as shown on recorded map of said subdivision.
4. Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in Probate Office.
5. Restrictions as shown on map of said subdivision.
6. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co. dated April 18, 1975, recorded in Deed Book 292, Page 353.
7. Permit to South Central Bell Telephone Company dated June 14, 1976, recorded in Deed Book 299, Page 702.

\$12,500.00 of the purchase price recited above was paid from 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, we have hereunto set our hand(s) and seal(s), this 27th day of July, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

DEERWOOD LAKE,
an Alabama General Partnership

John B. Davis, General Partner (Seal)

H. M. Davis, Jr., General Partner (Seal)

Ted A. Holder, General Partner (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that

whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19____

(See acknowledgment on back of deed)

Notary Public.

STATE OF ALABAMA)
JEFFERSON COUNTY)

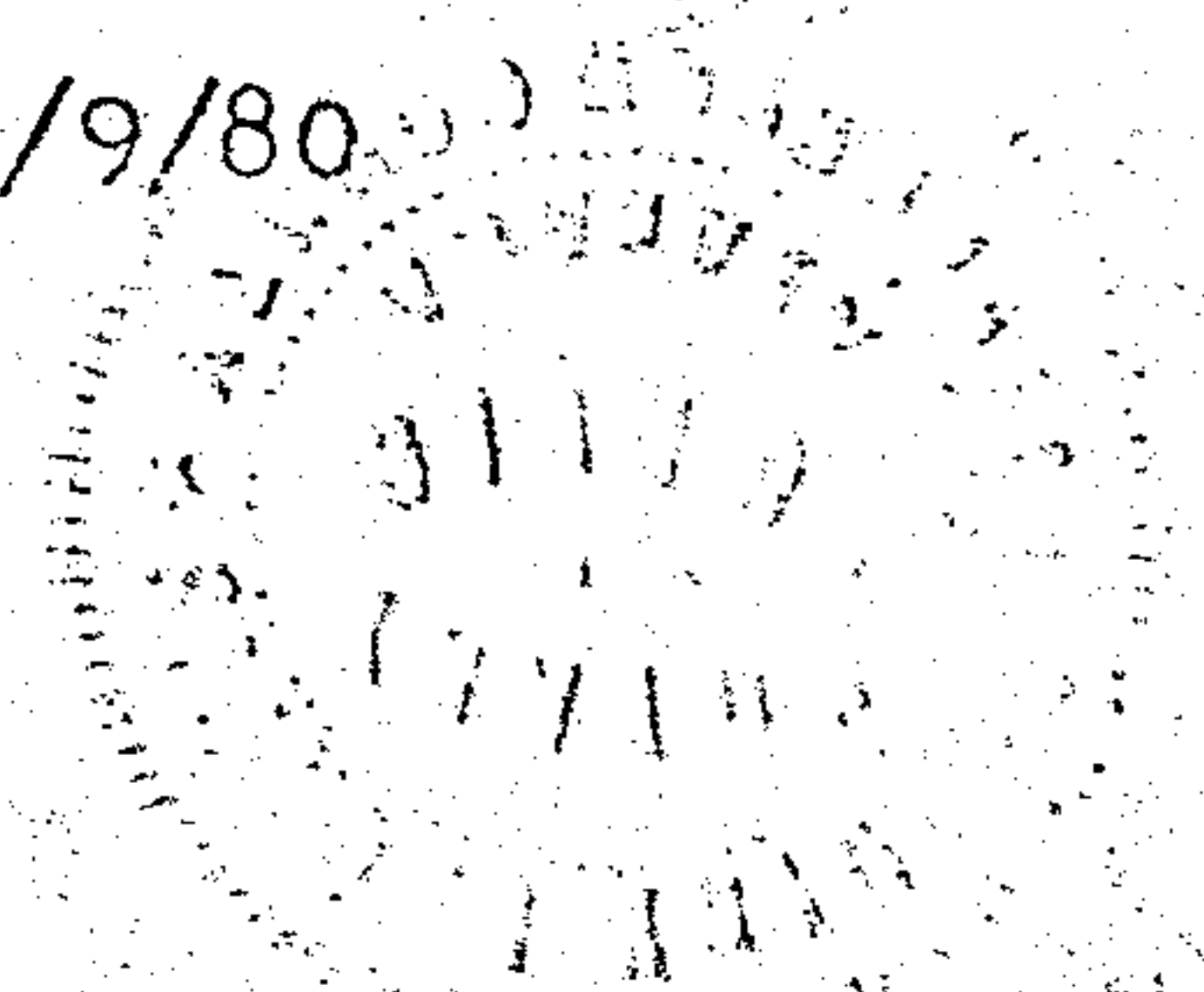
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ted A. Holder, H. M. Davis, Jr., and John B. Davis, whose names as general partners of Deerwood Lake, an Alabama General Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as such general partners, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the 27th day of July 1977.

John B. Davis

Notary Public

My comm. exp. 11/9/80



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Ad Jax \$6.00
1977 AUG -3 AM 9:28

Thomas A. Shawcross, Jr.
JUDGE OF PROBATE

See Mtg. 368-28

Rev. 3.00
Ind. 1.00
\$10.00



19770803000080140 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/03/1977 12:00:00AM FILED/CERT

P. 3. 3. 11007
RETURN TO
BIRMINGHAM, ALABAMA 35208 P714

JOHN B. DAVIS, JR.
& TED A. HOLDER dba DEERWOOD LAKE

TO

Michael W. Kincaid and Ruth C. Kincaid

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.

Title Insurance
BIRMINGHAM, ALA.