

This instrument was prepared by

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(Name) Daniel M. Spitler, Attorney  
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Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Fifty-Eight Thousand and No/100-----DOLLARS

to the undersigned grantor, L. S. Ward, Inc., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Richard C. Kirby and wife, Karen B. Kirby

(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 5B, according to a Resurvey of Lots 5, 15, 16,  
17, 27, 2, 31 and 32, in the Survey of Indian Hills,  
First Sector, as recorded in Map Book 5, Page 104,  
in the Probate Office of Shelby County, Alabama.

Excepted are oil, gas, petroleum and sulphur rights  
recorded in Volume 127, Page 140, and water rights  
recorded in Volume 229, Page 109, both in the afore-  
said Probate Office.

\$42,000.00 of the purchase price recited above was  
paid from a mortgage loan closed simultaneously  
herewith.

19780313000030970 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/13/1978 12:00:00AM FILED/CERT

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and  
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, L. S. Ward, Inc.,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of March, 1978.

ATTEST: *[Signature]* L. S. WARD, INC.  
STATE OF ALA. SHELBY CO. I CERTIFY THIS By *[Signature]*  
NOTARIAL PUBLIC WAS FILED Secretary President  
1978 MAR 13 AM 9:07 Rec. 1600 Sec.nty. 375-640  
1850

I, the undersigned, a Notary Public in and for said County in said  
State, hereby certify that L. S. Ward  
whose name as President of L. S. Ward, Inc.,  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 8th day of March, 1978.

*[Signature]*

*[Signature]*  
Notary Public