

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue 477

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Seventy One Thousand and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, XX, I, Jeanette S. Kirkpatrick, an unmarried woman

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

Michael K. Howard and wife, Jennie A. Howard

(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 2, Block 3, according to Map of Gross' Addition to Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, Page 17, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the current year.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there-to as recorded in Deed Book 4, Page 376.
3. Easements and Building line as shown on recorded map.
4. Restri-tions appearing of record in Miscellaneous Book 3, Page 817.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 102, Page 52 and Deed Book 187, Page 377.

\$56,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Jeanette S. Kirkpatrick is one and the same person as Jeannett S. Kirkpatrick.



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Shelby Cnty Judge of Probate, AL
05/31/1978 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 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, I have hereunto set my hand(s) and seal(s), this 26th day of May, 1978

WITNESS:

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

1978 MAY 31 AM 9 01

Judge of Probate seal and signature

Jeanette S. Kirkpatrick Seal
Rec. 15.00
1.50
1.00
1750
See Postg. 378-686 Seal

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeanette S. Kirkpatrick, an unmarried woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, A. D., 1978.

HOOVER OFFICE

William H. Halbrooks Notary Public.

BOOK 312 PAGE 587