

This instrument was prepared by

1402

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIX THOUSAND AND NO/100-----(\$106,000.00)

to the undersigned grantor, Stix and Stones Builders, 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

David M. Kirk and Virginia L. Kirk

(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 the County of Shelby, State of Alabama, to-wit:

Lot 8, according to the Survey of Riverchase West,  
First Addition, as recorded in Map Book 7, Page 2,  
in the Office of the Judge of Probate of Shelby  
County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,  
if any, of record.

\$75,000.00 of the purchase price recited above was paid from mortgage loan closed simul-  
taneously herewith.

19780621000078520 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/21/1978 12:00:00AM FILED/CERT

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

1978 JUN 21 AM 10:03

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

Seed	31.00
Rec.	1.50
Ind.	1.00
	<u>33.50</u>

See mtg - 379-508

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,

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, P. S. Parker  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of June 1978

STIX AND STONES BUILDERS, INC.

BY P. S. Parker  
P. S. Parker PRESIDENT

STATE OF ALABAMA  
COUNTY OF JEFFERSON }

I, the undersigned  
State, hereby certify that P. S. Parker  
whose name as President of Stix and Stones Builders, 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 19th day of June 1978

Frank L. Bynum  
NOTARY PUBLIC