

LARRY L. HALCOMB

(Name).....ATTORNEY AT LAW.....

3512 OLD MONTGOMERY HIGHWAY

(Address).....HOMEWOOD, ALABAMA 35209.....

Form 1-1-5 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 Sixty five thousand five hundred and no/100 (\$65,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bobby C. Frazier and wife, Gloria Frazier

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

William E. Kitchens and Barbara Jane Kitchens

(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: A part of the N½ of the SE¼ of Section 28, Township 20 South, Range 4 West, particularly described as follows:

Commence at the NE corner of the NE¼ of SE¼ of said Section 28, and run thence West along North line of the NE¼ of SE¼ a distance of 1331 feet to the NW corner of said ¼-¼ section; thence run South 57 deg. West 340 feet to a point on South right of way line of Shades Crest Road for point of beginning of tract herein described; (said point being marked by an iron stake and being the Northernmost corner of Plot 1 of an unrecorded map); from said point of beginning turn left an angle of 32 deg. 52' and run South 24 deg. 16' West along said South right of way line a distance of 140 feet; thence turn an angle to left 79 deg. and run 1063.5 feet to the Southeast line of Plot 1; turn left an angle of 100 deg. 51° 30" and run North 24 deg. 16' East along the Southeast line of Lot 1 a distance of 35.6 feet to the Easternmost corner of said Lot 1; thence turn an angle to the left 73 deg. 46' and run North 49 deg. 30' West a distance of 1089 feet to point of beginning.

Subject to taxes for 1980.

Subject to rights of way of record.

Mineral and mining rights excepted.

\$56,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19800227000023430 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
02/27/1980 00:00:00 FILED/CERTIFIED

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 ~~by~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~xx~~ (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 23rd day of February, 1980

WITNESS: See my 401-04  
STATE OF ALA. SHELBY CO. deed tax 950  
I CERTIFY THIS 150  
1980 FEB 27 AM 8:39 (Seal) 1200  
BOBBY C. FRAZIER (Seal)  
GLORIA FRAZIER (Seal)

STATE OF ALABAMA

JEFFERSON } COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Bobby C. Frazier and wife, Gloria Frazier whose name s 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, A.D., 1980

Larry L. Halcomb My Commission Expires January 23, 1982 Notary Public