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Shelby Cnty Judge of Probate, AL
06/26/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

send tax notice to: Warren S. Kuntz
1917 Crossvine Road
Birmingham, AL 3524

LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3312 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35226

Form 1-65 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 Twenty five thousand five hundred and no/100 (\$25,500.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Volume 394, page 400, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James M. Kamplain and wife, Michelle F. Kamplain (herein referred to as grantors) do grant, bargain, sell and convey unto

Warren S. Kuntz and Patricia A. Kuntz (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 18, according to the Survey of Second Addition to Riverchase West, Residential Subdivision as recorded in Map Book 7, Page 59, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1980.

Subject to restrictions, easements, and rights of way of record.

BOOK 327 PAGE 178

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~my~~ (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 19th day of June 1980

WITNESS:

Chad TAX 3.550 (Seal)
Rec 1.50
1.00 (Seal)
58.00
JUN 26 AM 8:36 (Seal)

James M Kamplain (Seal)
JAMES M. KAMPLAIN (Seal)
Michelle F. Kamplain (Seal)
MICHELLE F. KAMPLAIN (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 James M. Kamplain and wife, Michelle F. Kamplain whose names 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 19th day of June 1980

[Signature] Public