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THIS INSTRUMENT PREPARED BY:

James J. Odom, Jr.

1710 First National-Southern Natural
Bldg.

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,



19811202000128220 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/02/1981 00:00:00 FILED/CERTIFIED

That in consideration of Twenty-three Thousand, Eight Hundred and No/100-----DOLLARS
and the assumption of the mortgage described below

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

William Michael Young and wife, Donna Young,

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

Raymond L. Kirby and Nancy S. 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 30, in Block 1, according to the survey of Southwind, Second Sector, as recorded in Map Book 6, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

336 PAGE 632
SUBJECT TO: (1) Current taxes; (2) Easements and building line as shown by recorded map; (3) Right of way granted to Alabama Power Company by instrument recorded in Deed Book 302, Page 78; (4) Restrictions appearing of record in Misc. Book 16, Page 673; Misc. Book 17, Page 397; (5) Agreement with Alabama Power Company for underground residential distribution system, as set out in Misc. Book 17, Page 394.

BOOK
Grantees herein assume and agree to pay that certain mortgage executed by William Michael Young and Donna Young, to Engel Mortgage Company, Inc. recorded in Mortgage Book 376, Page 511 and transferred and assigned to Federal National Mortgage Association recorded in Misc. Book 27, Page 88.

✓ NORTH HASKELL SLAUGHTER YOUNG & LEWIS
PROFESSIONAL ASSOCIATION
1710 FIRST NATIONAL-SOUTHERN NATURAL BUILDING
BIRMINGHAM, ALABAMA 35203

CLERK OF ALA. SHELBY CO.

I CERTIFY THIS

1981 DEC -2 AM 10:13

Deed 24

Rec. 1

Ind. 1

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J. Thomas G. Shoultz, Jr.
JUDGE OF PROBATE

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:

that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(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 and seal, this 30th day of November, 1981.

WITNESS

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned hereby certify that William Michael Young and wife, Donna Young, 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 30th day of November A. D., 19 81.

Form 3091 Return to:

James J. Odom, Jr.
1710 First National-Southern Natural Building
Birmingham, Alabama 35203

ary Public