

This instrument prepared by  
(Name) Lamar Ham, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Four Thousand Seven Hundred and no/100 (\$34,700.00) DOLLARS and assumption of the mortgage recorded in Book 398, page 762 in the 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,

Jeffrey Paul King and wife, Judith Anne King

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

Gilbert Stanley Kaatz and Candace Ann Kaatz

(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 47 according to Riverchase West, Dividing Ridge as recorded in Map Book 6, page 108, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, agreements, easements and restrictions of record.

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

\$10,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 ~~x~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~k~~ (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 15th day of February 1982.

WITNESS:

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

1982 FEB 17 AM 8:53 (Seal)

J. A. Shivers (Seal)  
JUDGE OF PROBATE

Jeffrey Paul King (Seal)  
JEFFREY PAUL KING

Judith Anne King (Seal)  
JUDITH ANNE KING

STATE OF ALABAMA  
JEFFERSON COUNTY

Deed 25.00  
Rec. 1.50  
Ind. 1.00  
27.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Paul King and wife, Judith Anne King 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 15th day of February 1982.

LAMAR HAM  
ATTORNEY AT LAW  
3512 OLD MONTGOMERY HWY.  
BIRMINGHAM, ALABAMA 35209

Notary Public  
My Commission Expires November 9, 1985