

This instrument was prepared by

803

(Name) William H. Halbrooks, Attorney

(Address) Suite 820 One Independence Plaza Birmingham, AL 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Three Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kelly G. McManus, single man; Ruth C. McManus Marshall and husband Wayne
(herein referred to as grantors) do grant, bargain, sell and convey unto Marshall

William H. Kirkland, Jr. and Cynthia N. Kirkland
(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 64, in Block 1, according to the Survey of
Cahaba Valley Estates, Third Sector, as recorded
in Map Book 5, page 107, in the Office of the
Judge of Probate of Shelby County, Alabama.

Subject to taxes, easements and restrictions
of record.

\$ 48,150.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneoulsy
herewith.

Ruth C. McManus Marshall is one and the same as
Ruth C. McManus.

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 ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 February 1982

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED
1982 FEB 24 AM 9:32
Deed tax - 5.50
Rec - 2.00
Ind. 1.00
(Seal) 8.50

1982 FEB 24 AM 9:32

Judge of Probate (Seal)

Kelly G. McManus (Seal)

Ruth C. McManus Marshall (Seal)

Wayne Marshall (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE undersigned, a Notary Public in and for said County, in said State,
hereby certify that Kelly G. McManus, single; Ruth C. McManus Marshall & Wayne Marshall
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 February A. D., 1982

Jackson C. [Redacted]

[Redacted]

William H. Halbrooks

Notary Public.