

SEND TAX RECE TO: David LeRoy McKinney
150 - 12th Street, N. W.
Alabaster, AL 35007

This instrument was prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FOURTEEN THOUSAND AND NO/100 (\$14,000.00) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Irwin L. Feinberg and wife, Edith Feinberg Teddye Gorman and husband, Leon R. Gorman, Jr. (herein referred to as grantors) do grant, bargain, sell and convey unto

David LeRoy McKinney and wife, Nancy S. McKinney

(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 parcel of land located in the SE 1/4 of the SE 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said 1/4-1/4 section and run thence in a Northerly direction along the east line of said 1/4-1/4 Section a distance of 571.80 feet to the point of beginning; thence continue along last described course a distance of 100 feet; thence 58 deg. 00 min. left and run in a northwesterly direction a distance of 200 feet; thence 122 deg. 00 min. left and run in a Southerly direction a distance of 100 feet; thence 58 deg. 00 min. left and run in a Southeasterly direction a distance of 200 feet to a point on the East line of said 1/4-1/4 section and the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Jefferson Federal Savings and Loan Association as recorded in Mortgage Book 376, Page 234.

\$3,000.00 of the purchase price recited above was paid from purchase money second 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 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, unless otherwise noted above; that I (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 30th day of April, 1982.

XXXXXX

Teddye Gorman

Leon R. Gorman, Jr.

Irwin L. Feinberg

Edith Feinberg

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned hereby certify that Irwin L. Feinberg and wife, Edith Feinberg, Teddye Gorman and husband, Leon R. Gorman, Jr. 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

April

A. D. 19 82.

Notary Public.