

This instrument was prepared by

324

(Name) ☒ COURTNEY H. MASON, JR., P.A.

(Address) P. O. BOX 1007, ALABASTER, ALABAMA 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-ONE THOUSAND FIVE HUNDRED AND NO/100TH (\$91,500.00) DOLLARS

to the undersigned grantor, DON KIRBY CONSTRUCTION, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

ROY FRANKLIN ROMAN AND WIFE, DENISE S. ROMAN

(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 11, in Block 1, according to survey of Sunny Meadows, as  
recorded in Map Book 8 page 19 A & B in the Probate Office of  
Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$73,200.00 of the above-recited purchase price was paid from a  
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9, Pelham, AL 35124

GRANTEES' ADDRESS: 5317 Meadow Garden Lane, Birmingham, AL 35243

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, DON KIRBY  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2ND day of MARCH, 1984

ATTEST:

Deed Tax 18.50  
Rec 1.50  
Jud 1.00  
21.00

STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Secretary

1984 MAR -6 PM 1:30

See Mtg 444-523  
Thomas G. Slaughter, Jr.  
JUDGE OF PROBATE

DON KIRBY CONSTRUCTION, INC.

By DON KIRBY President

I, THE UNDERSIGNED a Notary Public in and for said County in said  
State, hereby certify that DON KIRBY  
whose name as THE President of DON KIRBY CONSTRUCTION, INC.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 2ND day of MARCH, 1984

Notary Public