

This instrument was prepared by /461

This Form furnished by:

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124



Policy Issuing Agent for

Safeeco Title Insurance Co.

TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Six Thousand Five Hundred and No/100 (\$46,500.00)----- DOLLARS

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

James R. Kilgore, IV

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

Callen Alred, Callen H. Alred and Ginger L. Alred

(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:

Part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Southeast intersection of 7th Avenue, N.E. and 2nd Avenue North, as shown by the Nickerson-Scott Survey, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3 Page 34; thence in a Southwesterly direction along the Southeast boundary of said 2nd Avenue North 150.00 feet; thence turn 90 deg. to the left 220.00 feet to intersection with the Southeast boundary of an alley, said point being the point of beginning; thence continue in a Southeasterly direction along a straight line projection of the last mentioned course 200.00 feet; thence turn 90 deg. to the right in a Southwesterly direction 250.00 feet; thence turn 90 deg. to the right in a Northwesterly direction 200.00 feet to the intersection with the said Southeast boundary of an alley; thence turn 90 deg. to the right in a Northeasterly direction along said Southeast boundary of an alley 250.00 feet to the point of beginning.

An easement for ingress and egress to run with the land described above over the following described property:

Commencing at the Northeast corner of the above described property, and continue along the East boundary in a Northeasterly direction along a straight line projection on its same course for a distance of 195.93 feet to a point; thence 90 deg. to the right for a distance of 30.00 feet to a point; thence 90 deg. to the right for a distance of 245.93 feet to a point; thence 90 deg. to the right for a distance of 30.00 feet to the East boundary of said hereinabove described property; thence 90 deg. to the right for a distance of 50.00 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

CONTINUED ON REVERSE HEREOF

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, I have hereunto set my hand(s) and seal(s), this 23rd day of March 1984

WITNESS:

(Seal)

James R. Kilgore, IV

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

hereby certify that James R. Kilgore, IV

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of March A. D. 1984

Form ALA-31

Daniel M. Spitzer

Notary Public.

CONTINUATION:

The undersigned has no homestead interest in the property made the subject of this Warranty Deed. The undersigned does not live on the property and is presently claiming homestead on other real property.

BOOK 354 PAGE 318

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

1984 MAR 29 AM 9:17

Thomas J. Sullivan, Jr.
JUDGE OF PROBATE

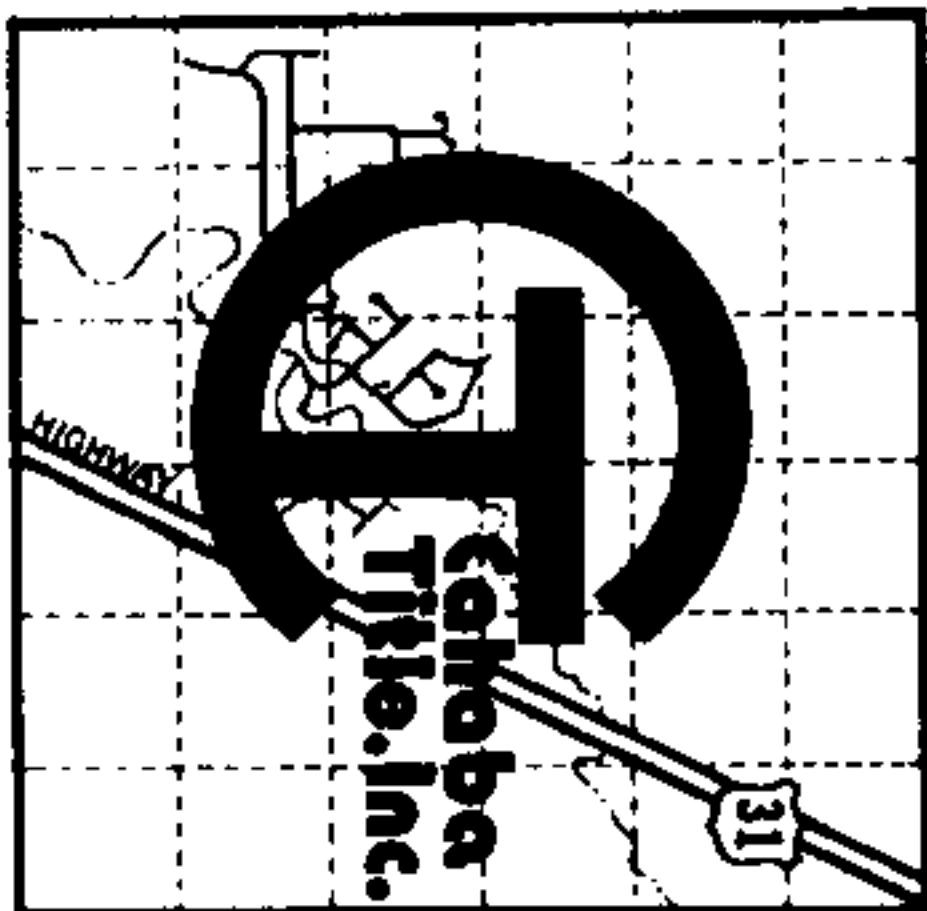
Deed Tax - 46.50
Rec 3.00
Sub 1.00
51.00

Return to:

DAVID L. M. SPITLER
Attorney at Law
108 Charleston Drive
Pelham, Alabama 35124

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

Policy Issuing Agent for
Safeco Title Insurance Co.



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