

Send Tax Notice to
James J. Kircher
3621 Cheshire Rd.
Cahaba Heights, Alabama
35243



826

This instrument was prepared by
(Name) Timothy A. Massey
623 Red Lane Rd., Suite 200
(Address) Birmingham, Alabama 35215

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Thousand & 00/100 (\$180,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hershel Dailey, a married man and George W. Shaw, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
James J. Kircher and wife, Bonda T. Kircher

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 7, according to the survey of Meadow Brook, Fifth Sector, First Phase, as recorded
in Map Book 8, Page 109, in the office of the Judge of Probate of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to:

- 1) Ad valorem taxes for the current year, 1984.
- 2) Easements, restrictions and covenants of public record.
- 3) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 50, Page 828 and amended in Misc. Book 50, Page 948 in Probate Office.
- 4) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 349, Page 802 in Probate Office.
- 5) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 52, Page 197 in Probate Office.
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 352, Page 649 in Probate Office

Note: \$81,290.47 of the above purchase price is a Purchase Money Mortgage being closed simultaneously herewith.

Note: This is non-homestead property for Hershel Dailey and George W. Shaw.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 10th day of April, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
1984 APR 16 AM 11:25 (Seal)
See Mtg 446-925 (Seal)
JUDGE OF PROBATE

Hershel Dailey (Seal)
Hershel Dailey
George W. Shaw (Seal)
George W. Shaw (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Timothy A. Massey, a Notary Public in and for said County, in said State, hereby certify that Hershel Dailey and George W. Shaw 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 10th day of April

Timothy A. Massey (Seal)
My Commission Expires: 5/1/84