

(Name) COURTNEY H. MASON, JR.
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Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco 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 THIRTY THOUSAND AND NO/100TH (\$30,000.00) DOLLARS

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

D. JOE BUCHANAN AND WIFE, LINDA C. BUCHANAN

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

LESLIE F. KIRBY, III AND WIFE, DEANNA J. KIRBY

(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:

Commence at the SOUTHWEST corner of the SOUTHWEST QUARTER of the NORTHEAST QUARTER of SECTION 6, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA thence run Easterly along the South line of said quarter-quarter a distance of 40.01' to the point of beginning of the parcel being described, Thence continue along last described course (along quarter-quarter line) a distance of 417.42' to a point, Thence turn an angle of 90°-48" to the Left and run Northerly a distance of 208.71' to a point, Thence turn an angle of 89°-12' to the Left and run Westerly a distance of 417.42' to a point on the East right of way line of Shelby County Highway No. 49, Thence turn an angle of 90°-48' Left and run Southerly along said right of way line a distance of 208.71' to the point of beginning, containing 2.0 acres and marked at each corner with a steel pin.

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

\$29,696.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

BOOK 358 PAGE 197

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

1984 AUG 15 AM 8:50

See Mtg 453-964
Thomas P. Thompson, Jr.
JUDGE OF PROBATE

Deed Tax .50
Rec. 2.50
Index 1.00
4.00

GRANTEES' ADDRESS: Route 1 Box 37-B, Columbiana, Alabama 35051

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 ~~X~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 13th day of August, 1984.

WITNESS:

(Seal)

D. Joe Buchanan
D. JOE BUCHANAN

(Seal)

(Seal)

Linda C. Buchanan
LINDA C. BUCHANAN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that D. Joe Buchanan and wife, Linda C. Buchanan whose name 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 13th day of August, A. D. 1984