

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P.O. Box 360187, Birmingham, AL 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-TWO THOUSAND NINE HUNDRED AND NO/100TH (\$42,900.00)----- DOLLARS

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

Frank G. McNeal and wife, Judy B. McNeal

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

Ronald D. Kirby and wife, Susan P. Kirby

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

Lots 11 and 12 in Block 68, according to J. H. Dunstan's map of Town of Calera, Alabama, recorded in 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.

\$38,600.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: P. O. Box 46, Calera, Alabama 35040

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

And ~~XX~~(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~DEED~~ (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 ~~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 16th day of August, 19 84

WITNESS:

STATE OF ALABAMA SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1984 AUG 21 AM 9:02 (Seal)
JUDY B. MCNEAL (Seal)

Frank G. McNeal (Seal)
JUDY B. MCNEAL (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 Frank G. McNeal and wife, Judy B. McNeal 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 16th day of August, A. D., 19 84