

This instrument was prepared by

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35236-0187



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Five Thousand Seven Hundred Fifty and No/100th (\$65,750.00) DOLLARS

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

THOMAS C. KELLEY AND WIFE, TERESA C. KELLEY

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

PETER MARSHALL HONEYCUTT AND WIFE, JANICE MARIE HONEYCUTT

(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 74, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, page 90, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all existing taxes, easements and restrictions of record.

\$62,450.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 1617 Royalty Circle, Alabaster, Alabama 35007

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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 K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 31st day of January, 1985.

WITNESS:

Deed TAX 2.50
Rec 1.00
Jud 1985 FEB - 4 AM 10:51

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas C. Kelley and wife, Teresa C. Kelley, 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 31st day of January, A. D., 1985.