

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

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P. O. Box 360187

(Address) Birmingham, Alabama 35236-0187

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-NINE THOUSAND AND NO/100TH (\$79,000.00) DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we;
BILLY KIRKLAND AND WIFE, SHERRY KIRKLAND(herein referred to as grantors) do grant, bargain, sell and convey unto
CHARLES V. ESTES AND WIFE, NELLIE A. ESTES(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:

Commencing at the SE corner of Section 15, Township 19 South, Range 2 West, thence Northerly along the East boundary of said Section a distance of 793.95 feet to a point; thence turn an angle of 89 degrees 51 minutes 23 seconds to the left for a distance of 275.00 feet to the point of beginning; thence turn an angle to the left of 90 degrees 08 minutes 37 seconds for a distance of 149.65 feet to a point on the North right of way line of County Road No. 14; thence Northwesterly along said right of way line a distance of 325.60 feet to a point; thence turn an angle of 86 degrees 32 minutes 23 seconds to the right for a distance of 130.0 feet to a point; thence turn an angle of 90 degrees 08 minutes 37 seconds to the right for a distance of 325.00 feet to the point of beginning. Said land being situated in the SE 1/4 of SE 1/4, Section 15, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

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

\$60,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4916 Cahaba Valley Trace, Birmingham, Alabama 35243

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, WE have hereunto set OUR hand(s) and seal(s), this 3RD day of JUNE, 1985.

WITNESS:

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUN -6 AM 10:37

(Seal)

BILLY KIRKLAND

SHERRY KIRKLAND

(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 BILLY KIRKLAND AND WIFE, SHERRY KIRKLAND whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3RD day of JUNE, A. D., 1985