

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.
P. O. BOX 360187
(Address) BIRMINGHAM, ALABAMA 35236-0187



This Form furnished by:

Cahaba Title, Inc.

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SEVEN THOUSAND NINE HUNDRED AND NO/100TH (\$77,900.00) DOLLARS

to the undersigned grantor, DON KIRBY CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
TIMOTHY J. STEWART AND WIFE, DEBORAH A. STEWART

(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 61-A, according to the map and resurvey of Lots 46 through 62 of Willow Creek,
Phase One, as recorded in Map Book 9 page 95 in the Probate Office of 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.

\$74,000.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

Grantees' Address: 1402 Willow Creek Parkway, Alabaster, Alabama 35007

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Don Kirby
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of February, 1986

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB 25 AM 11:03

DON KIRBY CONSTRUCTION, INC.
By Don Kirby President
1. Deed Tax \$ 4.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 7.50

I, THE UNDERSIGNED
State, hereby certify that DON KIRBY, President of DON KIRBY CONSTRUCTION, INC.
whose name as THE President of DON KIRBY CONSTRUCTION, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 21ST day of FEBRUARY, 1986.

Form ALA-33

Notary Public

My Commission Expires April 9, 1987

BOOK 061 PAGE 992