



This instrument was prepared by  
 Prepared By  
 (Name) WILLIAM D. LATHAM  
 Attorney at Law  
 (Address) P. O. BOX 1319  
CLANTON, AL 35045

1968

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Three Thousand Two Hundred DOLLARS

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

Don Kirby Construction, Inc.

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

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

Shelby

County, Alabama to-wit:

Lot 12, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9 page 102 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby county, Alabama.

BOOK 087 PAGE 945

\$65,850.00 of the purchase price is paid by a mortgage filed simultaneously.  
 TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, have hereunto set hand(s) and seal(s), this 26

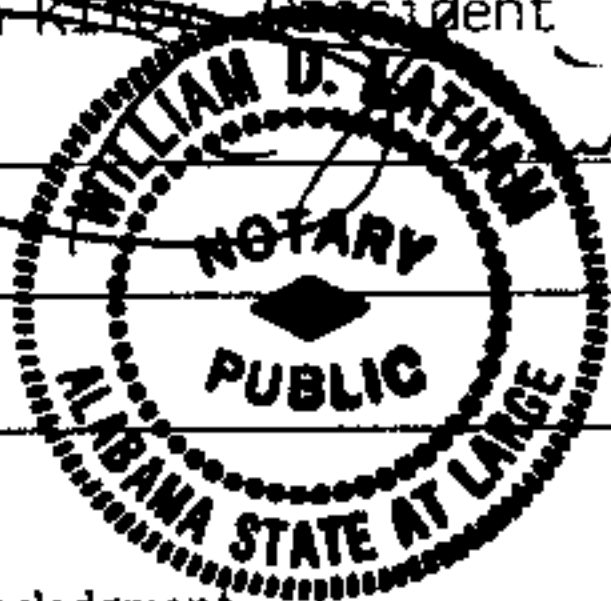
day of August, 1986

WITNESS:

Don Kirby Construction, Inc.  
 BY: Don Kirby, President

Shelby Garcia

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



STATE OF ALABAMA

Jefferson COUNTY

Deed Tax 7.50  
 Rec 2.50  
 Ind 1.00  
 11.00  
 1986 AUG 27 PM 12:43  
 JUDGE OF PROBATE

I, William D. Latham, a Notary Public in and for said County, in said State, hereby certify that Don Kirby, as President of Don Kirby Construction, Inc. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of August, A.D. 1986

Form 31-A

Ret: SCOTT FRANCE  
1340 Willow CK, Place  
Alabaster, AL 35007

Joe Hand  
First Century Mtg Corp  
165 West Valley Ave  
Prattville, AL