

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Hwy., Birmingham, AL 35209

SEND TAX NOTICE TO:

Kevin Michael Clair
5171 Red Fern Way
B'ham, AL 35243

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Six Thousand, Seven Hundred, Seventy Five and 00/100 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

Kevin Michael Clair and Victoria Maslar Clair

(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 21, according to the survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, setback lines, easements, restrictions and agreements of record.

\$ 91,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 690 PAGE 196

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

1986 SEP 12 AM 9:08

JUDGE

1. Deed Tax \$ 500
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL = 850

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 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 encumbrances,

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 10th day of Sept. 19 86

ATTEST:

DON KIRBY CONSTRUCTION, INC.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Don Kirby whose name as 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, Don Kirby Construction, Inc.

Given under my hand and official seal, this the 10th day of September

19 86

LAMAR HAM

ATTORNEY AT LAW

3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

Notary Public

MY COMMISSION EXPIRES NOVEMBER 1989