

This instrument was prepared by

SEND TAX NOTICE TO:

George M. Theodore
3480 Mountain Woods Drive
Bessemer, Al 35023

(Name)

LARRY L. HALCOMB

ATTORNEY AT LAW

(Address)

3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35208
CORPORATION FORM WARRANT DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty four thousand fifty seven and no/100 (124,057.00)

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

George Mitchell Theodore and Zona Elizabeth Theodore

(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:

See Exhibit "A" Attached

Subject to taxes for 1987.

Subject to transmission line permit to Alabama Power Co. of record.

The grantor does not warrant title to minerals and mining rights.

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\$111,650.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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 28th day of August 19 87

ATTEST:

Don Kirby Construction, Inc.

By

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, Larry L. Halcomb

State, hereby certify that
whose name as

Don Kirby
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

28th day of

August

19 87

Larry L. Halcomb

Notary Public

EXHIBIT "A"

From the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 3 West; run West along 1/4 section line for a distance of 75.97 feet; to point of beginning; turn right an angle of 48 deg. 25 min. 48 sec. for a distance of 254.89 feet to a point on a curve with a radius of 30.00 feet; thence turn around the arc of the curve to the left for a distance of 80.08 feet; then left along the Southwest side of County Road for a distance of 83.90 feet; turn left an angle of 90 deg. for a distance of 431.41 feet; to the south line of said 1/4 1/4 section; turn left an angle of 138 deg. 25 min. 48 sec. for a distance of 595.94 feet to point of beginning; being situated in Shelby County, Alabama.

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

1987 SEP -2 AM 11:36

Thomas A. Browning
JUDGE OF PROBATE

1. Deed Tax	\$ <u>12.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>18.50</u>