

This instrument was prepared by

1502

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This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
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-Nine Thousand and No/100 (\$79,000.00) ----- DOLLARS

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

KEVIN FARRELL and wife, SUSAN C. FARRELL

(herein referred to as GRANTEEES) 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 12, according to the Map and Survey of King's Meadow Subdivision, Second Sector,  
as recorded in Map Book 9 page 168, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Right of Way granted to Alabama Power Company by instrument recorded in Volume 225  
page 224; Volume 55 page 454; and Real Volume 99 page 520 in the Probate Office of  
Shelby County, Alabama.

Right of Way in favor of Alabama Power Company and South Central Bell Telephone  
Company by instrument recorded in Volume 285 page 253 in Probate Office of Shelby  
County, Alabama.

Easement to Colonial Pipeline, as recorded in Volume 220 page 505 in Probate Office  
of Shelby County, Alabama.

Right of Way granted to South Central Bell Telephone Company by instrument recorded  
in Real Volume 39 page 367 in Probate Office of Shelby County, Alabama.

\$75,774.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD. To the said GRANTEEES 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  
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of October 1987

ATTEST:

1. Deed 3.50

2. Mfg. 1.00

3. Recording 2.50

4. Indexing Fee 1.00

STATE OF ALABAMA  
COUNTY OF SHELBY

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

7.00 1987 OCT 22 AM 8:45

DON KIRBY CONSTRUCTION, INC.

Don Kirby

President

I, the undersigned *Thomas A. Schowden, Jr.* a Notary Public in and for said County in said  
State, hereby certify that Don Kirby JUDGE OF PROBATE  
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,

Given under my hand and official seal, this the 16th day of October 1987.