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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. William R. Kinnebrew
(Address) #4 Indianwood Terrace
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$63,500.00) -- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEE A. KINNEBREW, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto WILLIAM R. KINNEBREW, SR. and wife, CAROL S. KINNEBREW

(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:

The East 85.00 feet of Lot 4, according to the survey of Indianwood Terrace, as recorded in Map Book 9 page 172 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 121 page 437 in the Probate Office of Shelby County, Alabama.

Transmission Line Permits to Alabama Power Company as recorded in Deed Book 199 page 447; Deed Book 194 page 65; and Deed Book 101 page 500 in said Probate Office of Shelby County, Alabama.

15 foot easement to Alabama Power Company across the Southeast corner of said lot as shown on recorded map of said subdivision.

Restrictive covenants and conditions as recorded in Real Record 22 page 544 in Probate Office of Shelby County, Alabama.

Easement for encroachments and overhangs as set forth in Real Record 22, page 544 in Probate Office of Shelby County, Alabama.

\$57,150.00 of the purchase price recited above was paid from a mortgage loan closes simultaneously herewith.

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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 for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of February, 19 88.

WITNESS

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

88 FEB 16 PM 12:39 (Seal)

Thomas R. Stewart, Jr. (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY } General Acknowledgment

Lee A. Kinnebrew (Seal)
Lee A. Kinnebrew

1. Deed Tax \$ 6.50 (Seal)

2. Mtg Tax _____ (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 10.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee A. Kinnebrew, an unmarried man 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 15th day of February A.D., 19 88

1/25/90

Thomas R. Stewart, Jr.
Notary Public