

THIS INSTRUMENT WAS PREPARED BY:
DONALD REAL ESTATE & INSURANCE CO., INC.
4508 GARY AVE
FAIRFIELD, AL. 35064

SEND TAX NOTICE TO:
Christa H. Duncan
& Michael Kavanaugh
P.O. Box 278
Wilsonville, AL 35186

STATE OF ALABAMA)
Shelby COUNTY)

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
Twenty-five Thousand Five Hundred Dollars & 00/100-----(\$25,500.00)

to the undersigned grantor, in hand paid by the grantee herein,
the receipt whereof is acknowledged, I

Robert L. Robinson, a married man
(herein referred to as grantor), grant, bargain, sell and
convey unto Christa H. Duncan, a single woman and Michael
Kavanaugh, a single man
(herein referred to as grantee) 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;

Legal description Exhibit "A" attached hereto and made a part
hereof.

Less and except mineral, mining, oil and gas rights and all
rights incidental thereto.

Subject to easements, rights of ways and all matters of public
record.

Subject to restrictions as recorded in Book 57, Page 62, Book 3,
Page 840 and Book 30, Page 510, Shelby County.

THIS IS NOT THE HOMESTEAD OF GRANTOR.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND(S)
AND SEAL(S) THIS 9th DAY OF June 19 88

WITNESS:

WITNESS:

WITNESS:

STATE OF ALABAMA)
Shelby COUNTY)

I, Robbie B. Summers a Notary Public in and for said
County, in said State, hereby certify that Robert L. Robinson

whose name(s) is signed to the foregoing conveyance, and who is
known to me, acknowledged before me on this day, that being in-
formed 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 9th day of June 1988.

Notary Public

Legal description

Exhibit "A"

Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence Westerly along the North line of said Section 18 a distance of 609.92' to a point, Thence turn a deflection angle of 88 degrees 50' 30" to the left and run Southerly a distance of 2,396.65' to a point, Thence turn a deflection angle of 94 degrees 40' 46" to the right and run Westerly a distance of 682.96' to a point on an existing boundary line fence, Thence turn a deflection angle of 90 degrees 25' 22" left and run Southerly along said fence a distance of 441.78' to the point of beginning of the property being described, thence continue along last described course a distance of 368.40' to a point, thence turn a deflection angle of 95 degrees 20' 00" to the left and run Easterly a distance of 726.09' to a point on the West right of way line of Homestead Drive, thence turn a deflection angle of 88 degrees 51' 25" left and run Northerly along said right of way line of said street a distance of 366.88' to a point on an existing fence line, thence turn a deflection angle of 91 degrees 08' 35" left and run Westerly along said fence line and beyond fence corner a distance of 699.16' to the point of beginning.

BOOK 189 PAGE 329

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 14 AM 10:03

Thomas C. Lunsford, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 25.50
2. Mtg. Tax	---
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	31.50