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3261

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) _____
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$96,725.00)

That in consideration of NINETY SIX THOUSAND SEVEN HUNDRED TWENTY FIVE AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe Killingsworth dba Killingsworth Construction Company

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael A. Rich and wife, Janet G. Rich

(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 90, according to the survey of Autumn Ridge, as recorded in Map Book 12, Pages 4,5, and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existng easements, restrictions set-back lines, rights of way, limitations, if any, of record.

\$87,050.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1102 Tulip Circle, Alabaster, Alabama 35007

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 29th day of August, 19 88.

WITNESS

Joe Killingsworth dba Killingsworth Construction Company

Joe Killingsworth (Seal)
Joe Killingsworth dba Killingsworth Construction Company (Seal)

Deed Tax \$ 10.00
Mfg Tax _____
Recording Fee 2.50
Indexing Fee 1.00
TOTAL 13.50
STATE OF ALA. SHELBY COUNTY }
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
88 AUG 30 PM 3:28 (Seal)
STATE OF ALABAMA JUDGE OF PROBATE (Seal)

Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe Killingsworth, a married man, dba Killingsworth Construction Company 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 29th day of August, A.D., 1988

3/10/91

My Commission Expires:

COURTNEY H. MASON Notary Public

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