

Mr. and Mrs. Thomas E. Yirak
1109 Inverness Cliffs
Birmingham, Alabama 35242

This instrument was prepared by

1533

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-NINE THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100'S

to the undersigned grantor, CLOUD & ESTES, 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

THOMAS E. YIRAK, and wife JANE G. YIRAK

(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:

Estate 23, according to the survey of High Chaparral, First Sector, as recorded in Map Book 12,
Page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

15-foot utility easements over the Northwesterly, Northeasterly, and Southwesterly sides of said
lot as shown on recorded map of said sub-division.

100-foot building set-back line from High Mesa Circle, as shown on recorded map of said sub-
division with 10-foot utility easement in said building set-back line.

Restrictions as shown on recorded map.

Rights of others for use and enjoyment of lake as shown on recorded map of said sub-division.

Restrictive covenants as recorded in Real Record 196, Page 237, and in Real Record 197, Page 249,
in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted. Title to all minerals underlying caption lands with mining
rights and privileges belonging thereto, as reserved in Real Record 160, Page 469, in the
Probate Office of Shelby County, Alabama.

- 1. Deed Tax \$ 10.00
- 2. Mtg Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 13.50

\$39,600.00 of
the above consideration has been paid by a mortgage recorded simultaneously herewith.

BOOK 219 PAGE 367

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, unless otherwise noted above, 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, JAMES H. ESTES
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of DECEMBER 1988

ATTEST:

Margaret B. Cloud
MARGARET B. CLOUD
Secretary

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

James H. Estes - Pres.
By JAMES H. ESTES
President

88 DEC 27 AM 11:49

STATE OF ALABAMA
COUNTY OF SHELBY

James H. Estes, Jr.
JUDGE OF PROBATE

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that JAMES H. ESTES
whose name as President of CLOUD & ESTES, 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 20th day of DECEMBER 1988

Walter L. Blocker, III

Theresa A. Tkacik
My Commission Expires September 9, 1989