

This instrument was prepared by:
Daniel M. Spittler
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
Marci D. Young

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Eighty-Two Thousand Five Hundred and 00/100'S *** Dollars (82,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry Kent , dba Larry Kent BuildingCompany

(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto

Marci D. Young, wife, and Michael D. Young, her husband

(hereinafter 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, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Amended Map of Timber Park, as recorded in Map Book 13 page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.

Subject to mineral and mining rights if not owned by Grantor.

\$60,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of August, 1990.

Larry Kent (Seal)
Larry Kent

(Seal)

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

90 AUG -6 AM 11:02

STATE OF ALABAMA)

General Acknowledgement

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent , dba Larry Kent BuildingCompany whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the conveyance, he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of August, 1990.

NOTARY PUBLIC:

1. Deed Tax ----- \$ 22.50
2. Mfg. Tax ----- \$
3. Recording Fee ----- \$ 2.50
4. Indexing Fee ----- \$ 2.00
5. Notary Fee ----- \$
6. Certified Fee ----- \$ 1.00
Total ----- \$ 29.00