

1463

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This instrument was prepared by:  
(Name) Mason & Fitzpatrick, P.C.  
(Address) 100 concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Michael D. McIntire  
(Address) 1520 Timber Drive  
Helena, Alabama 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of EIGHTY NINE THOUSAND FIVE HUNDRED AND NO/100ths-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Larry Kent dba Larry Kent Building Co.

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael D. McIntire and wife, Sue N. McIntire

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

Lot 41, according to the Survey of Timber Park, Phase III, as recorded in Map Book 15, Page 11, in the Probate Office of Shelby County, Alabama.

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

\$71,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

91 APR 19 PM 12:02

*Thomas A. ...*  
JUDGE OF PROBATE

1. Deed Tax	18.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	2.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
<b>Total</b>	<b>26.50</b>

BOOK 339 PAGE 02

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.

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 12th day of April, 19 91

Larry Kent dba Larry Kent Building Company

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)  
Larry Kent *Larry Kent*  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Shelby COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent 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 12th day of April, A.D., 19 91

15-95