

SEND TAX NOTICE TO:
Francis William Gibbons
2536 Woodfern Circle,
Birmingham, AL 35244

This instrument was prepared by

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, Alabama 35201

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Fifty-one Thousand Twenty-eight and no/100 (\$351,028.00) DOLLARS

to the undersigned grantor, KERR COMPANIES, 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

Francis William Gibbons and Carlene D. Gibbons

(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 3242, according to the Survey of Riverchase Country Club 32nd Addition,
as recorded in Map Book 14 page 53 A & B in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Public utility easements as shown by recorded
plat, including an irregular easement on the Northerly and Northwesterly sides of
lot; (3) Declaration of Protective Covenants, Agreements, Easements, Charges and
for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page
as amended in Misc. Book 17, beginning at Page 550, amended in Real 311
517 and as shown by Map Book 14, page 53 A & B and Notice of Compliance
Certificate, recorded in Misc. Book 34, page 549 in Probate Office; (4) Agreement
with Alabama Power Company as to underground cables and covenants pertaining
thereto as recorded in Real 306, page 135 in Probate Office; (5) Title to all
minerals within and underlying the premises, together with all mining rights and
other rights, privileges and immunities relating thereto, including rights set
out in Deed Book 127, page 140 in Probate Office; (6) Rights of riparian owners
in and to the use of Baneberry Lake; (7) Release of damages as set out in instrument
recorded in Real 311, page 517 in Probate Office; (8) Declaration of Protective
Covenants as set out in Real 246 page 889 along with Articles of Incorporation as
set out in Incorporation Book 39, page 286 as to Baneberry Lake Estates.

\$210,000 of the purchase price recited above has been paid from the proceeds of a
mortgage loan closed simultaneously herewith.

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,

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, Walter L. Kerr, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of June 19 91.

ATTEST: TAX 141.50
KERR COMPANIES, INC.

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

By Walter L. Kerr, Jr. President

STATE OF ALABAMA
COUNTY OF JEFFERSON

91 JUN 18 AM 9:21
JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Walter L. Kerr, Jr.
whose name as President of KERR COMPANIES, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 13th day of June 19 91.

John L. Hartman, III Notary Public