

This instrument was prepared by

707

(Name) John E. Medaris

(Address) Post Office Box 766, Alabaster, AL 35007

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand and no/100 (\$18,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Claude E. Kirkland, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Kirkland and Janet A. Kirkland, husband and wife
(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:

A. part of the SE 1/4 of the NE 1/4 Section 35, Township 20 South, Range 3 West and being more particularly described as follows:
Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run East along the South line of said 1/4 1/4 Section 342.60 feet; thence turn left 70 deg. 33 min. 40 sec. for 192.00 feet; thence turn left 2 deg. 05 min. for 25.00 feet to the point of beginning; thence continue along the last described course 220.03 feet; thence turn left 95 deg. 32 min. for 298.32 feet to the centerline of Buck Creek; thence turn left 76 deg. 30 min. along the centerline of said Buck Creek for 261.57 feet; thence turn left 109 deg. 28 min. for 340 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO a 20 foot easement for Ingress and Egress being more particularly described as follows:
Commence at the SW corner of the Se 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West; thence run East along the South line of said 1/4 1/4 Section for a distance of 342.60 feet; thence turn left 70 deg. 33 min. 40 sec. for a distance of 192.00 feet; thence turn left 2 deg. 05 min. for 245.03 feet to the point of beginning; thence turn right 84 deg. 28 min. for 227.96 feet; thence turn left 87 deg. 49 min. for 85 feet; thence turn left 93 deg. 11 min. for 20.03 feet; thence turn left 86 deg. 49 min. for 64.64 feet; thence turn right 87 deg. 49 min. for 228.71 feet; thence turn left 90 deg. for 20 feet; thence turn left 90 deg. for 20 feet to the point of beginning; being situated in Shelby County, 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 of 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set h.s hand(s) and seal(s), this 8th day of November, 19 91

WITNESS:

Gauthier Kelly

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

91 NOV 13 AM 10:06

Claude E. Kirkland

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

1. Deed Tax	\$ 18.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 25.50

I, Brenda Cooke, a Notary Public in and for said County, in said State, hereby certify that Claude E. Kirkland 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 did executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, A. D., 19 91

Brenda M. Cooke

Notary Public.