

SEND TAX NOTICE TO
Wayne C. Stone and
Wanda G. Stone
4054 Water Willow Lane
Hoover, Alabama 35244

This instrument was prepared by:
Patrick H. Boone, Attorney at Law
2026 Second Avenue North
1312 City Federal Building
Birmingham, Alabama 35203-3709

STATE OF ALABAMA

SHELBY COUNTY

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

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Martin P. Kuehnert and wife, Miyuki Kuehnert, by John Mark Kuehnert as attorney-in-fact under Durable Powers of Attorney, dated January 4, 1992, (hereinafter referred to as "Grantors"), grant, bargain, sell and convey unto Wayne C. Stone and wife, Wanda G. Stone, (hereinafter 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 3019-A, according to the Survey of Riverchase Country Club, 30th Addition, 2nd Sector, as recorded in Map Book 13, Page 150, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record, including but not limited to: (1) Taxes and assessments for the year 1992 and subsequent years, which are not yet due and payable; (2) Restrictions as shown by recorded map; (3) Easement of varying width on rear as shown by recorded Map; (4) The rights of upstream and downstream riparian owners with respect to Baneberry Lake, bordering subject property; (5) Restrictions appearing of record in Misc. 14, Page 536 and Real 279, Page 100 amended by Misc. 17, Page 550 and Misc. 34, Page 549, in the Probate Office of Shelby County, Alabama; (6) Mineral and mining rights and rights incident thereto recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama; (7) Right of Way granted to Alabama Power Company by instrument recorded in Volume 113, Page 279, Volume 123, Page 173, Volume 143, Page 407 and Volume 219, Page 604 in the Probate Office of Shelby County, Alabama; (8) Restrictions regarding Alabama Power Company recorded in Real 298, Page 888, in the Probate Office of Shelby County, Alabama; and (9) Agreement with Alabama Power Company recorded in Real 298, Page 915, in the Probate Office of 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 each survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever

Patrick H. Boone

04/29/1992-6420
12:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 359.00


Warranty Deed, Jointly for Life
With Remainder to Survivor
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against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 27th day of April, 1992.




Martin P. Kuehnert

By 

John Mark Kuehnert as
Attorney-in-Fact for Martin P.
Kuehnert under Durable Power of
Attorney, dated January 4, 1992



Miyuki Kuehnert

By 

John Mark Kuehnert as
Attorney-in-Fact for Miyuki
Kuehnert under Durable Power of
Attorney, dated January 4, 1992

STATE OF ALABAMA

SHELBY COUNTY

GENERAL ACKNOWLEDGMENT

I, Patrick H. Boone, a Notary Public, in and for said County, in said State, hereby certify that Martin P. Kuehnert and wife, Miyuki Kuehnert, by John Mark Kuehnert under those certain Durable Powers of Attorney, dated January 4, 1992, 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, in his representative capacity as such attorney-in-fact for Martin P. Kuehnert and wife, Miyuki Kuehnert, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of April, 1992.



Patrick H. Boone
Notary Public