

This instrument was prepared by

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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

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Twenty Thousand Five Hundred Dollars -----(\$20,500.00)----- DOLLARS

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

Robert P. Parker, a married man and S.W. Smyer, Jr., a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald T. Kelly and wife, Sharon K. Kelly
(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 56, COUNTRYSIDE AT CHELSEA, Third Sector.

Lot 56, according to the survey of Countryside at Chelsea, Third Sector, as recorded in Map Book 12 page 84 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

Inst # 1992-18105

08/26/1992-18105
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.00

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 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, WE have hereunto set OUR hand(s) and seal(s), this 18th day of August, 19 92

WITNESS:

(Seal)
S. W. Smyer, Jr. (Seal)
(Seal)
Robert P. Parker (Seal)
(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert P. Parker, a married man and S. W. Smyer, Jr. a married man whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of August, A. D., 19 92

Elizabeth Hill King
Comm. Expires 1/25/93 Notary Public.