

This instrument was prepared by:
(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) James Kenneth McKoy
(Address) 51 Carroll Road
Wilsonville, Alabama 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$63,500.00

That in consideration of SIXTY THREE 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, Albert G. Huffman and wife, Shirley G. Huffman

(herein referred to as grantors) do grant, bargain, sell and convey unto
James Kenneth McKoy and wife, Cathy B. McKoy

(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:

A part of the North-Half of the SE 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Southwest corner of the North-Half of said 1/4-1/4 section, thence run North along the West line of said 1/4-1/4 section 295.00 feet, thence turn right 89 deg. 48 min. 00 sec. and run East 204.08 feet to a point on the West right-of-way of a public road, thence turn right 90 deg. 51.5 min. and run South 53.86 feet along said right-of-way, thence turn 26 deg. 06 min. and run Southwest 271.15 feet along said right-of-way, thence turn right 63 deg. 27 min. and run West 81.42 feet along the South line of the North-Half of said 1/4-1/4 section to the point of beginning. Mineral and mining rights excepted.

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

\$63,860.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-02926

02/01/1993-02926
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 7.50

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.

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, WE have hereunto set OUR hand(s) and seal(s), this 28th day of January, 19 93.

WITNESS

(Seal)

(Seal)

(Seal)

Albert G. Huffman (Seal)
Shirley G. Huffman (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 Albert G. Huffman and wife, Shirley G. Huffman whose name 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 28th day of January, A.D., 19 93

3-5-95 COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public