

NO TITLE OPINION IS GIVEN IN CONJUNCTION WITH THE PREPARATION OF THIS DEED.

SEND TAX NOTICE TO:

(Name) Robert Kirkland
(Address) 103 8th Avenue NW
Alabaster, Al.36201

This instrument was prepared by
(Name) NEWMAN & SEXTON, Attorneys at Law
(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert M. Staples, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert L. Kirkland and Janet A. Kirkland

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at a point where the South line of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama crosses the westerly right of way line of the L & N Railroad right of Way; and run thence northeasterly along said right of way line a distance of 96.09 feet to the point of beginning of the property being described: Thence continue along last described course a distance of 30.00 feet to a point; Thence turn 102 degrees 49 minutes 08 seconds left and run westerly a distance of 158.45 feet to a point; Thence turn 102 degrees 49 minutes 08 seconds right and run northeasterly a distance of 67.59 feet to a point; Thence turn 102. degrees 49 minutes 08 seconds left and run west-northwesterly a distance of 75.00 feet to a point; Thence turn 0 degrees 54 minutes 35 seconds right and continue northwesterly a distance of 332.48 feet to a point in the centerline of Buck Creek; Thence turn 80 degrees 44 minutes 48 seconds left and run southwesterly along centerline of said Buck Creek a distance of 119.38 feet to a point; Thence turn 77 degrees 08 minutes 46 seconds left and run southeasterly a distance of 268.69 feet to a point; Thence turn 28 degrees 30 minutes 28 seconds left and run easterly along the south line of the said SE 1/4 of the NE 1/4 of Section 35 a distance of 98.07 feet to a point; Thence turn 71 degrees 41 minutes 29 seconds left and run northeasterly a distance of 96.00 feet to a point; Thence turn 71 degrees 41 minutes 29 seconds right and run easterly a distance of 200.00 feet to the point of beginning. Located in Shelby County, Alabama.

Mineral and mining rights excepted.

This property is conveyed subject to outstanding taxes accrued for 1993, but not yet payable, as well as easements, restrictions, and covenants of record.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

1993-06170
03/05/1993-06170
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.00

