

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Six Thousand and no/100 Dollars (\$136,000.00) to the undersigned Grantors, William H. Klepac and wife, Kimberly Klepac in hand paid by the GRANTEES, herein, the receipt whereof is acknowledged, we, William H. Klepac and wife, Kimberly Klepac, (herein referred to as Grantors) do grant, bargain, sell and convey unto Brent D. Beatty and wife, Donna D. Beatty, (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:

Lot 70-A, according to a Resurvey of Lots 70 and 71, Heritage Oaks as recorded in Map Book 14, Page 100 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, limitations and rights of way of record.

Subject to a 10 foot building line front and 30 foot building line rear as shown by recorded map.

Subject to 7.5 foot Easement east as shown by recorded map.

Subject to Right(s)-of-Way(s) granted to Alabama Power Company as recorded in Real 133 Page 586 in Probate Office of Shelby County, Alabama.

Subject to restriction with Alabama Power Company as recorded in Real 140, Page 744 in the Probate Office of Shelby County, Alabama.

Subject to restrictions recorded in Real 152, Page 657 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 such survivor forever, together with every contingent remainder and right of reversion.

And we do for us 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 that we will and 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 my hand and seal this the 21st day of June, 1993.

WITNESS

William H. Klepac (L.S.)
William H. Klepac

Kimberly Klepac (L.S.)
Kimberly Klepac

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Klepac and wife, Kimberly, 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 for and as their act on the day the same bears date.

Given under my hand and seal this the 21st day of June, 1993.

Mark A. Pickens
Notary Public

My commission expires: 1/22/97

This instrument prepared by:
Mark A. Pickens, Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259
Ref: 93-0301

Grantee's Address:
4104 Heritage Oaks Circle
Birmingham, Alabama 35242
06/23/1993-18410
03:37 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 34.00