

This instrument was prepared by:  
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(Address) P.O. Box 1012  
Alabaster, AL 35007

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

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

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Dollars (\$200.00) and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

Kelly E. Rochester, a single person  
therein referred to as grantor(s) do grant, bargain, sell and convey unto  
Bobby J. Birdwell and wife, Linda M. Birdwell

therein 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:

Commence at the southeast corner of Southwest Quarter of Southwest Quarter of Section 4, Township 20 South, Range 1 East, thence run North along East line of said Quarter-Quarter section a distance of 635 feet; thence run West and parallel with the south line of said Quarter-Quarter section a distance of 1,380 feet to the East right-of-way line of Highway 55, said point being 635 feet North of the south line of the Southeast Quarter of Southeast Quarter of Section 5, Township 20 South, Range 1 East, said point being the point of beginning of the parcel herein described; thence run North along the East right-of-way line of said highway a distance of 220 feet, more or less to a point which is 855 feet North of the South line of said Quarter-Quarter section; thence run East and parallel with the South line of said Quarter-Quarter section a distance of 184 feet; thence run South and parallel with the East line of said Quarter-Quarter section a distance of 220 feet to a point which is 635 feet North of the South line of said Quarter-Quarter section; thence run West and parallel with the South line of said Quarter-Quarter section a distance of 264 feet, more or less to the point of beginning.

Subject to easements and rights-of-way of record for a driveway or roadway and for public utility lines of an equal width of 20 ft. over and across the No. 20 ft. of said property, said easement reserved being to provide ingress and egress to and from Highway 55, being also known as the Westover Road, and other property lying to the East thereof, it being agreed and understood that the grantees herein, and their successors in title, shall not have the right to obstruct said driveway, roadway or easement by fence or otherwise. Subject to accrued and current year advalorem taxes which the grantees herein assume and promise and agree to pay.

Inst # 1994-23758

07/29/1994-23758  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th day of July, 19 94.

WITNESS

(Seal)

Kelly E Rochester (Seal)  
Kelly E. Rochester

(Seal)

(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 Kelly E. Rochester, a single person whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, A.D., 19 94

Anne J. Stansell  
Notary Public