

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND & NO/100---- (\$105,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph W. McKinstry, III and wife, Karen M. McKinstry (herein referred to as grantors), do grant, bargain, sell and convey unto William E. Pittman and Tracy D. Hatcher, single individuals (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 33, according to the Survey of Hunter's Glen, as recorded in Map Book 6 page 49 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$104,704.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 33 Hunters Trace Pelham, Alabama 35124

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 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 stated 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 hands and seals, this 28th day of December, 1995.

*Joseph W. McKinstry, III*  
By: *Karen M. McKinstry*  
*his attorney in fact* (SEAL)  
Joseph W. McKinstry, III, By and Through  
his Attorney-In-Fact, Karen M. McKinstry  
*Karen M. McKinstry* (SEAL)  
Karen M. McKinstry

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Karen M. McKinstry, whose name as Attorney in Fact for Joseph W. McKinstry, III 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, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 28th DAY OF December, 1995.  
My Commission Expires: 3/5/99

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Karen M. McKinstry, a married woman, 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 28th DAY OF December, 1995.  
My Commission Expires: 3/5/99

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

Inst # 1996-00235

SHELBY COUNTY CLERK OF PROBATE

FILE

FILE 304