

Greater than \$500

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Townes, Woods & Roberts, P.C.
Post Office Box 96
ADDRESS Gardendale, Alabama 35071

Margaret L. Huett
5931 Cahaba Valley Road
Birmingham, Alabama 35242

"WITHOUT TITLE OPINION"

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration--(\$1.00)---

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged of we, Margaret L. Huett a/k/a Margaret M. Kirkwood and husband, Larry W. Huett

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

Frank D. Kirkwood, Billy J. Kirkwood, Jimmy M. Kirkwood and Kathy K. Martin

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

All Easterly of the Cahaba Valley Road of SW 1/4 of SE 1/4, Section 12, Township 19 Range 2 West and all lying Easterly of the Cahaba Valley Road of the South 314 feet of SE 1/4 of SE 1/4, Section 12, Township 19, Range 2 West and all of the South 314 feet of SW 1/4 of SW 1/4, Section 7, Township 19, Range 1 West and all not included in the Oak Mountain State Park of NE 1/4 of NE 1/4, Section 13, Township 19, Range 2 West, said parcel being otherwise described as the Northeast ten (10) acres of NE 1/4 of NE 1/4, Section 13, and in addition thereto all of NE 1/4 of NE 1/4, Section 13 lying westerly of the crest of the ridge.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Excepting reserving to said grantor and her assigns an estate in the premises described above for and during the natural life of said grantor.

Inst # 1996-12309

04/16/1996-12309
11:15 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 WCD 13.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 11th day of December, 1995.

(Seal)

(Seal)

(Seal)

Margaret L. Huett

Margaret L. Huett a/k/a
Margaret M. Kirkwood

Larry W. Huett

Larry W. Huett

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret L. Huett a/k/a Margaret M. Kirkwood, 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 the same bears date.

Given under my hand and official seal this 11th day of December, A. D., 1995

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Larry W. Huett , a married man 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 21st day of December, 1995.

[SEAL]

Shelby D. Jeff
Notary Public
My Commission Expires March 3, 1997

Inst # 1996-12309

04/16/1996-12309
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 13.50

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

Judge of Probate

THIS FORM IS FURNISHED BY
ALABAMA TITLE CO., INC.
2233 SECOND AVE NO
BIRMINGHAM ALABAMA 35203