

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 FIFTEEN THOUSAND & NO/100---- (\$15,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sidney M. Bird, Jr. and wife, Patricia C. Bird (herein referred to as grantors), do grant, bargain, sell and convey unto William M. Kindig and wife, Maria C. Kindig (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:

See legal description attached as Exhibit "A"

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

\$77,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 703 Country View Court N.E., Birmingham, Alabama 35215

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 25th day of July, 1996.

*Sidney M. Bird, Jr.* (SEAL)  
Sidney M. Bird, Jr.

*Patricia C. Bird* (SEAL)  
Patricia C. Bird

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Jr. and wife, Patricia C. Bird 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 on the day the same bears date.

Given under my hand and official seal this 25th day of July A.D., 1996

*[Signature]*  
Notary Public

PEGGY I. MURPHY  
MY COMMISSION EXPIRES  
2/20/99

07/29/1996-24326  
09:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 5NA 12.00

2-20-99

EXHIBIT "A"

Commence at the NE Corner of the SE 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West; thence run Westerly along the North line thereof 1016.40 feet; thence 90 deg. left run Southerly 266.49 feet to the point of beginning; thence continue along the last described course 129.19 feet; thence 90 deg. 31 min. 14. sec. right run Westerly 149.96 feet to the Easterly R/W of Sterret Street; thence 89 deg. 29 min. 51 sec. right run Northerly along said R/W 130.18 feet; thence 90 deg. 53 min. 02 sec. right run Easterly 149.93 feet to the point of beginning.

Inst # 1996-24326

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002 SMA 12.00

MB

PCB