

Important: Read Instructions on Back Before Filling out Form.

Inst. # 1996-24522

07/30/1996-24522
10:04 AM CERTIFIED
SHELLEY COUNTY JUDGE OF PROBATE
0003 NCD 23:55

42299
This instrument prepared by:
JAMES R. MONCUS, JR.
Attorney at Law
1518 Alford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
Frank M. Kopp
2118 Montreat Circle
Birmingham, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Jefferson County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty-Eight Thousand Five Hundred and 00/100'S *** (\$58,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Amy E. Reid, an unmarried woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Frank M. Kopp and Peggy R. Kopp, husband and wife (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Jefferson County, Alabama, to-wit:

For legal description see Exhibit "A" attached hereto and incorporated herein by reference.

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

\$58,050.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of March, 1991.


Amy E. Reid

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Amy E. Reid, an unmarried woman whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29TH day of MARCH, 19 91


Notary Public

My commission expires 02-23-92

EXHIBIT "A"

4000-505

UNIT 2118 MONTREAT, IN MONTREAT CONDOMINIUM COMMUNITY, PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AS RECORDED IN REAL VOLUME 1910, PAGE 713, AS AMENDED BY INSTRUMENT RECORDED IN REAL VOLUME 1928, PAGE 251 AND AMENDED BY INSTRUMENT RECORDED IN REAL VOLUME 1988, PAGE 304 AND LAST AMENDED BY INSTRUMENT RECORDED IN REAL VOLUME 2128, PAGE 205 AND BY-LAWS THERETO, AS RECORDED IN REAL VOLUME 1910, PAGE 752 AND AMENDED BY INSTRUMENT RECORDED IN REAL VOLUME 1988, PAGE 315, IN THE OFFICE OF THE JUDGE OF PROBATE OF JEFFERSON COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON ELEMENTS ASSIGNED TO THE UNITS, BEING DEFINED IN PARAGRAPH 4-C (1) IN SAID DECLARATION OF CONDOMINIUM OF MONTREAT CONDOMINIUM COMMUNITY, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF MONTREAT CONDOMINIUM COMMUNITY, A CONDOMINIUM, AS RECORDED IN MAP BOOK 123, PAGE 68, IN THE PROBATE OFFICE AND AMENDED BY MAP BOOK 126, PAGE 64, BEING SITUATED IN JEFFERSON COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Inst # 1996-24522

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10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
23.55
003 MCD

STATE OF ALABAMA
I CERTIFY THAT THIS INSTRUMENT
WAS FILED

1991 APR -1 PM 1:44

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