

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

William A. Gates  
208 Old Brook Court  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$132,500.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **KENYON O'NEAL KIRKLAND AND ELIZABETH B. KIRKLAND, each unmarried**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **WILLIAM A. GATES** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of ~~SHELBY~~, to-wit:

Lot 43, according to the Map of Old Brook Place, as recorded in Map Book 19, Page 41, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 15th day of November, 1996.

  
KENYON O'NEAL KIRKLAND  
  
ELIZABETH B. KIRKLAND

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KENYON O'NEAL KIRKLAND AND ELIZABETH B. KIRKLAND, each unmarried**, 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 the 15TH day of November, 1996.

  
Notary Public

My Commission Expires: 11/20/96  
zkirk1

Inst # 1996-38358

11/20/1996-38358  
11:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 41.00

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