

WARRANTY DEED Joint tenants with right of survivorship

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Nine Thousand Dollars (\$89,000.00) and other good and valuable consideration to the undersigned grantors, JAMES R. KIMBRELL and wife, CYNTHIA L. KIMBRELL in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged the said JAMES R. KIMBRELL and wife, CYNTHIA L. KIMBRELL do grant, bargain, sell and convey unto DARVIN D. FRED and JANET A. FRED as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached exhibit "A"

\$54,000.00 of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of 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 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 the 4th day of April, 1997:


JAMES R. KIMBRELL


CYNTHIA L. KIMBRELL


Inst # 1997-10956

STATE OF ALABAMA
COUNTY OF JEFFERSON

04/09/1997-10956
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that James R. Kimbrell and Cynthia L. Kimbrell whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 4th day of April, 1997.


Notary Public

This instrument was prepared by:
F. Wayne Keith
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

Send Tax Notice to:
Darvin D. Fred
1476 King Street
Montevallo, Alabama 35115

Inst # 1997-10956

EXHIBIT "A"

Lots 20, 21, 22, 23, 24, 25 and 26 according to map of Woolley Heights, as recorded in Deed Book 77 Page 443 in the Probate Office of Shelby County; being situated in Montevallo, Shelby County, Alabama.

ALSO a lot described as follows: Begin at the southeast corner of said Lot 21; thence in a northeasterly direction along the southeast boundary of said Lots 20 thru 26 for 150.00 feet to the northeast corner of said Lot 26; thence in a southeasterly direction in a stright line (which would be a continuation of the north line of said Lot 26 for 50.00 feet); thence in a southwesterly direction along a line parallel to said southeast boundary of Lots 20 thru 26 for 125.00 feet; thence in a westerly direction for 55.90 feet to the point of beginning; being situated in Shelby County, Alabama.

CLX
SRK

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