

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name)

George Kornegay and
Sally Kornegay

(Address)

206 Melton Street

Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-ONE THOUSAND and 00/100, (\$21,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GRADY HOULDITCH, JR. and wife, BARBARA HOULDITCH, and RUTH HOULDITCH, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

GEORGE KORNEGAY and wife, SALLY KORNEGAY

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

A tract or parcel of land situated in the SW 1/4 of the NE 1/4 of Section 3, Township 24, Range 12 East, more particularly described as follows: Commence at a point in the town of Montevallo where the eastern boundary of Gardner Street intersects the southern boundary of the Montevallo and Calera Highway and run south along the eastern boundary of said Gardner Street 400 feet; thence run east and parallel with said Highway 150 feet to the point of beginning of the lot herein conveyed; thence north and perpendicular to said Highway 100 feet; thence east and parallel to said Highway 150 feet; thence south and perpendicular to said highway to a point 100 feet north of the south boundary of said SW 1/4 of NE 1/4 of Section 3, being the northeast corner of a lot heretofore sold to W. F. Fullman; thence west and parallel with the south line of said forty acres and along the north line of said Fullman lot 150 feet; thence north to the point of beginning, as per that certain Deed recorded at Deed Book 351, Page 57 in the Office of the Shelby County Probate Judge.

PURSUANT TO THAT CERTAIN DEED HEREINABOVE REFERENCED, AS RECORDED AT BOOK 351, PAGE 57, IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, RUTH HOULDITCH WAS THEN, AND NOW REMAINS, AN UNMARRIED WOMAN. FURTHERMORE, RUTH HOULDITCH, BY EXECUTION OF THIS DEED, DOES HEREBY INTEND TO CONVEY ANY AND ALL LIFE ESTATE INTEREST WHICH SHE PREVIOUSLY MAINTAINED, PURSUANT TO SAID RECORDED DEED, TO THE GRANTEES HEREIN.

02/10/1998-04599
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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 for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 9th day of February, 19 98

WITNESS

(Seal)

(Seal)

(Seal)

Grady Houlditch Jr.

GRADY HOULDITCH, JR.

Barbara Houlditch

BARBARA HOULDITCH

Ruth Houlditch

RUTH HOULDITCH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Grady Houlditch, Jr., Barbara Houlditch, and Ruth Houlditch 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 9th day of February, A.D. 1998

My Commission Expires

Notary Public

Inst # 1998-04599