

This Instrument Prepared By:
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Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:

CIVILS KUH
2718 WILKINSON DR
PUEBLO, AL
35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$68,500.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, MICHAEL H. STRONG, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CHRISTOPHER J. KUHN AND WENDY E. KUHN (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 Jefferson County, Alabama, to-wit:

Lot 1, according to the Survey of Strong Ridge, as recorded in Map Book 22 page 155 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

SUBJECT TO: (1) Taxes due in the year 1999 and thereafter; (2) Easements, restrictions, covenants and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors; (4) any roll-back occasioned by the fact that the Property is subject to a current-use assessment.

The property conveyed herein is not the homestead of Michael H. Strong his spouse.

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 we do for ourselves and for their 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Michael H. Strong, has hereunto set his hand and seal, this the 10 day of DEC, 1999.


MICHAEL H. STRONG

STATE OF AL)

COUNTY OF STROM)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard H. Strong, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of Feb, 1999.

[Signature]
Notary Public

My Commission Expires: 3-1-2001

Inst # 1999-06463

02/16/1999-06463
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NRG 79.50