

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF JEFFERSON }

Sent for notation to
Mr. B. Keith E. Kirby
493 Fieldstone Dr.
Helena, AL 35080

In Consideration of --One Hundred Twenty Eight Thousand and 00/100-(\$128,000.00) DOLLARS
THIS WARRANTY DEED, made and entered into on this, the 14th day of October, 1999, by
and between Perry W. Betha, III and Ellen R. Betha, husband and wife, as part of the first part, and

Keith E. Kirby and Jamie B. Kirby, jointly for life with right of survivorship

as part of the second part;

WITNESSETH: That the said part of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said part of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, ha this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said part of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 18B, according to the Survey of Fieldstone Park, Resurvey of Lots 79 and 18-A, Second Sector, as recorded in Map Book 17, page 147, in the Probate Office of Shelby County, Alabama.
\$131,950.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said part of the second part,

AND THE SAID part of the first part hereby covenant with and represent unto the said part of the second part, heirs and assigns, that seized in fee of the above described property; that ha a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year which are due and payable October 1, and that will forever warrant and defend the title to the same and the possession thereof unto the said part of the second part, heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said part of the first part ha hereunto set hand and seal on the day and year first above written.

Perry W. Betha, III (Seal)
Perry W. Betha, III

Ellen R. Betha (Seal)
Ellen R. Betha

THE STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Perry W. Betha, III and Ellen R. Betha, husband and wife 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, ARE executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 14 day of OCT, 1999.

Andrea L. Pitman
Notary Public

Prepared by: Rory Gilbert, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

Inst # 1999-45435

11/04/1999-45435
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.50