

Attorney preparing this instrument makes no certification as to the condition or merchantability of the titles to the land described therein.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA, SHELBY COUNTY

Know All Men By These Presents,

That in consideration of One and no/100 (\$1.00) —Dollar and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Martha M. Klinner

(herein referred to as Grantor(s)) do grant, bargain, sell and convey unto

Martha M. Klinner, John T. Klinner and Linda C. Klinner

(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 Shelby County, Alabama, to-wit:

Lots 1 and 2, and South 18 feet and 11 inches off of lot 3 in Block 1, according to Nicherson-Scott Survey, as recorded in Map Book 3 Page 34 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

This deed being executed to perfect title regarding deed book 284 page 7, office of the Judge of Probate of Shelby County, Alabama.

E. L. Klinner departed this life on February 25, 1992.

GRANTEE'S ADDRESS:

P. O. Box 2097
Clanton, AL 35046

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 reminder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this the 14 day of November, 1997.

✓ Martha M. Klinner

STATE OF ALABAMA, Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha M. Klinner, whose is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of November, 1997.

Cynthia Nemer
Notary Public

My Commission Expires:

2-5-2001

THE STATE OF ALABAMA, SHELBY COUNTY

I, _____, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the _____ day of _____, 1997, and was recorded in Vol. _____ Record of Deeds, pages _____ on the _____ day of _____, 1997.

Judge of Probate

THE STATE OF ALABAMA, SHELBY COUNTY

I hereby certify that \$ _____ Privilege Tax has been paid on the within instrument as required by law.

This Instrument Was Prepared By
CHRIS SPEAKS
Attorney-At-Law
116 N. 6th St.
CLANTON, AL 35046

Judge of Probate

07/06/2000-22412
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NWS 10.00

Inst # 2000-22412